

**1**



# State Tax Commission Analysis for Equalized Valuation of Real Property

County Name: **Lenawee County** City/Township Name (check appropriate box): **Blissfield Township**  City  Township Study Year: **2023** Equalization Year: **2024**

Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	Sample		% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
					No. of Parcels	Assessed Value			
100 Agricultural	AS			42,360,400	27	4,189,700	48.12 %	88,030,756	AS
200 Commercial	AS			20,886,700	15	2,657,700	49.61 %	42,101,794	AS
300 Industrial	AS			7,027,700	4	3,247,700	48.54 %	14,478,162	AS
400 Residential	SS			114,617,100	120	0	45.57 %	251,518,762	SS
500 Timber-Cutover	NC			0	0	0	50.00 %	0	NC
600 Developmental	NC			0	0	0	50.00 %	0	NC
<b>TOTAL - REAL</b>				<b>184,891,900</b>	<b>166</b>			<b>396,129,474</b>	

Study Type Codes: AS: Appraisal Study NC: None Classified OH: One Hundred % Study S1: One Year Sales Study S2: Two Year Sales Study  
NW: New Class RA: Reappraisal ES: Estimated Values (Explain): \_\_\_\_\_

**INSTRUCTIONS, Page 1:**

Enter county name.  
Enter Unit name and check the appropriate box for township or city.  
Enter study year followed by equalization year.  
For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.  
**Study type:** Enter the two character codes that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.  
**Stratified Study:** If a stratified study is used, check this box and follow the instructions on page 2 of this form.  
**Combined Study:** If a combined study is used, check this box and follow the instructions on page 3 of this form.  
**Assessed Value:** Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).  
**No. of Parcels:** Enter the number of parcels included in the study sample.  
**Sample Assessed Value:** Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match the assessed value of the classification. NOTE: No data entry required for a sales study, stratified study or combined study.  
**Sample True Cash Value:** Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.  
**% Ratio Assessments to Appraisals:** Enter the ratio by dividing the "Assessed Value" by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.  
**Projected True Cash Value:** Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.  
**Remarks:** Enter brief remarks relating to the study if applicable.  
**Study Type Codes:** If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.  
**INSTRUCTIONS: County Summary (Total Recap)**  
Enter county name.  
Enter study year followed by equalization year.

# State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name		City/Township Name (check appropriate box)		Sample		Year		
Lenawee County		Blissfield Township		<input type="checkbox"/> City	<input checked="" type="checkbox"/> Township	2024		
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	Unit Starting True Cash Value	Remarks
150 Agricultural	NC	0	0	0	0	50.00%	0	NC
250 Commercial	RV	1,243,804	0	0	0	50.00%	2,487,608	RV
350 Industrial	RV	942,521	0	0	0	50.00%	1,885,042	RV
450 Residential	NC	0	0	0	0	50.00%	0	NC
550 Utility	RV	18,156,063	0	0	0	50.00%	36,312,126	RV
<b>TOTAL - PERSONAL</b>		<b>20,342,388</b>	<b>0</b>				<b>40,684,776</b>	

AS: Appraisal Study

AU: Audit

CT: Class Transfer

ES: Estimated Values (Explain):

NC: None Classified

NW: New Class

OH: 100%

RV: Review

ST: One Year Sales Study

S2: Two Year Sales Study

Remarks:



# Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

Page 1 of 5

County <b>Lenawee County</b>	City/Township <b>Blissfield Township</b>	Classification of Appraisal Study <b>AGRICULTURAL</b>
---------------------------------	---	--

Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
BL0-205-1055-00	MARK PRIELIPP FAMILY FARMS LLC	102	244,400	502,704	48.62%	
BL0-205-2350-00	STAHL, CHRISTINA, TRUST	101	65,800	135,432	48.59%	
BL0-206-1055-00	JUDSON FARMS LLC	102	133,000	273,600	48.61%	
BL0-206-1805-00	FISHER TRUST	102	109,200	224,640	48.61%	
BL0-206-4125-00	PIXLEY, LAWRENCE E. II	101	201,100	470,371	42.75%	
BL0-207-3500-00	FISCHER TRUST	102	125,500	258,120	48.62%	
BL0-207-4200-00	KNOBLAUCH FAMILY LIMITED	102	227,200	467,424	48.61%	
BL0-208-1425-00	PIRELLI FAMILY REV LIVING TRUS	102	148,900	305,846	48.68%	
BL0-208-4300-00	STAHL BERG, JEFFREY C	101	165,000	347,938	47.71%	
BL0-216-3275-00	ACHATZ, KYLE W	102	21,000	42,096	49.89%	
BL0-217-1900-00	MADSTONE, GEORGE REED, TRUST	102	31,400	64,512	48.67%	
BL0-218-1100-00	FISHER, LAWRENCE & KAY, INCOME	102	85,100	175,104	48.60%	
BL0-219-2850-00	LOAR, ROBERT A & LINDA SUE, TRU	102	137,300	282,528	48.60%	
BL0-219-4300-00	STAHL, FARMS LLC	102	70,000	144,000	48.61%	
BL0-222-3780-00	GOETZ, LOREEN H, REVOCABLE TRU	101	347,600	743,662	46.74%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

# Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township <b>Blissfield Township</b>	Classification of Appraisal Study <b>AGRICULTURAL</b>
---------------------------------	---	--

Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
BL0-227-2280-00	LIEVENS FARMS LLC	102	130,600	268,704	48.60%	
BL0-229-1700-00	GOETZ BRUCE D	102	73,000	155,044	47.08%	
BL0-229-4500-00	IOTT BENJAMIN J & BAYLEIGH M	102	190,600	392,184	48.60%	
BL0-231-1100-00	BROOKS KRISTIN N IRV TRUST	102	201,900	415,296	48.62%	
BL0-233-1285-00	UCKELE BUILDING CO, LLC	102	116,200	239,040	48.61%	SPLIT FROM BL0-233-1280-00
BL0-233-1925-00	GOETZ GARY L & LAURIE A	102	268,900	553,104	48.62%	
BL0-233-2280-00	TUCKERMAN JANE LYING TRUST	101	659,800	1,371,277	48.12%	
BL0-233-3300-00	GREEN & WHITE INVESTMENTS LLC	102	299,500	599,112	49.99%	
BL0-233-4650-00	JONES & JONES LEASING CO	102	38,200	76,781	49.75%	
BL2-230-1805-00	SHARP JAMES L & SUSAN SHARP	102	8,500	17,496	48.58%	SPLIT 12-17-09 FROM BL2-230-1800-00
BL2-233-3180-00	JONES & JONES LEASING CO	102	54,800	109,994	49.82%	SPLIT OFF 2 AC TO 233-5150-00 IN 2019
BL2-400-0300-00	FAIRHAVEN ACRES LLC	102	34,200	70,372	48.67%	VACANT LOTS, STILL FARMED

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
27	4,199,700	8,706,281	48.12%

**NOTE:** Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

# Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township <b>Blissfield Township</b>	Classification of Appraisal Study <b>COMMERCIAL</b>
---------------------------------	---	--

Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
BL0-219-4350-00	BETZ AIRPORT, INC	201	28,600	78,129	36.61%	
BL0-233-3200-00	ADRIAN ENERGY INC	201	11,400	29,492	38.65%	TANK ON PERSONAL
BL0-233-5550-00	ANDERSON, SHARON	201	47,900	95,800	50.00%	RECYCLE YARD, BUILDINGS OF NO VALUE
BL0-233-4240-00	GREEN & WHITE INVESTMENTS LLC	201	32,500	66,380	48.96%	CELL TOWER ON THIS PARCEL
BL2-230-5050-00	COACHLIGHT ESTATES	201	1,106,900	2,242,994	49.35%	
BL2-230-5750-00	RUPP, SAMUEL P	201	91,000	190,185	47.85%	
BL2-231-1805-00	RIVERVIEW APARTMENTS	201	472,600	975,213	48.46%	
BL2-232-2520-00	MC COMBS, DAVID S	201	130,400	257,091	50.72%	
BL2-232-3725-00	JRD LEASING LLC	201	312,200	562,795	55.47%	
BL2-232-4360-00	YAPE, KARYN K	201	39,600	68,031	58.21%	
BL2-300-0820-00	TUTTLE, LARRY S TRUST	201	107,700	213,428	50.46%	
BL2-660-0100-00	BETTIS, MARYANN, LYVING TRUST	201	200,600	410,789	48.83%	
BL2-620-0032-00	BOSQUEZ, ODILIA	201	51,300	111,100	46.17%	
BL2-620-0391-00	LEITZKE, LYNN W. TRUST	201	21,300	47,551	44.79%	
BL2-650-0240-00	DEMEY, LARRY	202	3,700	8,190	45.18%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
--------------	--	---	-------------

**NOTE:** Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.







# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

**Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)**

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/01/2021	2616/0620	BL2-464-0380-00	ROMBACH, DANIELLE N	PERRY, JACOB D	No	WD	C	37,800	100,000	100,000	37.80 %	
04/01/2021	2616/0582	BL2-530-0071-00	REAUME, MARC ALAN	BENJAMIN, GARRETT J	No	WD	C	42,700	125,000	125,000	34.16 %	
04/03/2021	2616/0991	BL2-230-4270-00	HAYFORD, JEFFREY A & AMY L	MILLER, SKYLER W	No	WD	C	47,700	105,000	105,000	45.43 %	
04/03/2021	2616/0624	BL2-430-0080-00	WILLIAMS, JARRAD	SMOLINSKI, VICKIE S	No	WD	C	40,300	110,000	110,000	36.64 %	
04/09/2021	2617/0315	BL2-650-0111-00	CROSS, MARY N	THORNTON, ERICA L	No	WD	C	46,800	120,000	120,000	39.00 %	
04/13/2021	2618/0061	BL2-540-0320-00	BROWN, KENNETH & AUDREY,	BARRON KRZYSTA & WICHMA	No	WD	C	85,400	239,900	239,900	35.60 %	
04/16/2021	2617/0614	BL2-750-0330-00	WINANS, JESSE L & RONDA L	SANDERS, DANIEL	No	WD	C	113,100	258,000	258,000	43.84 %	
04/26/2021	2618/0199	BL2-710-0011-00	CONNELLY, KEISIA	TOWNSEND, KYLE & DELANE	No	WD	C	50,600	110,000	110,000	46.00 %	
04/27/2021	2619/0096	BL2-500-0211-00	SHIELDS, JOHNNIE D & DEBRA J	PAYNE, SPENCER J & WEISS R	No	WD	C	78,900	162,000	162,000	48.70 %	
05/04/2021	2618/0891	BL2-490-0010-00	ENNIS, WILLIAM M & ALYCE M	CANTRELL, RYAN S & LINDSA	No	WD	C	125,500	330,000	330,000	38.03 %	
05/06/2021	2619/0006	BL2-426-0510-00	BETTIS, MARY ANN, LIVING TRI	CRANOR PROPERTIES LLC	No	WD	C	23,500	42,000	42,000	55.95 %	
05/06/2021	2618/0921	BL2-800-0070-00	VOIGT, ROBIN M	HAMMOND, BRENDA	No	WD	C	82,000	182,500	182,500	44.93 %	
05/25/2021	2620/0264	BL2-000-0400-00	PAPENHAGEN TRACY	ALVARADO RAMON	No	WD	C	66,900	175,000	175,000	38.23 %	
06/08/2021	2620-0640	BL2-520-0312-00	RETTER, SHANE & LAURA	LUDWIG, TREVOR B	No	WD	C	44,600	160,100	160,100	27.86 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City	Classification <b>RESIDENTIAL</b>
Sales Study Year <b>2023</b>	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2		

**Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)**

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/23/2021	2621-0296	BL2-714-0092-00	RAAB, KAREN ANN	SCHMIDT, SANDRA M	No	WD	C	51,400	145,000	145,000	35.45 %	
06/23/2021	2621-0458	BL2-440-0020-00	BECKMAN, ANDREA L	RIGGS, ALLISON L	No	WD	C	75,400	180,000	180,000	41.89 %	
06/24/2021	2621-0659	BL2-440-0170-00	MARKS, DOUGLAS AND HEATH	POST, NICHOLAS T & YOLRIC	No	WD	C	59,400	180,000	180,000	33.00 %	
06/25/2021	2621-0694	BL2-490-0290-00	BANGERTER, WILLIAM D	MARKS, DOUGLAS A & HEATH	No	WD	C	103,900	265,000	265,000	39.21 %	
06/28/2021	2621-0883	BL2-460-0240-00	BOCKKAY, CHAD M	SEARS, ALEXANDER	No	WD	C	57,600	139,000	139,000	41.44 %	
07/01/2021	2622-0204	BL2-560-0390-00	COLBERT, PAMELA JEANNE	CANTRELL, LAURA	No	WD	C	53,900	156,000	156,000	34.55 %	
07/01/2021	2622-0040	BL2-640-0110-00	CANTRELL, LAURA	GALLUP, LINDSEY	No	WD	C	94,500	210,000	210,000	45.00 %	
07/06/2021	2622-0152	BL2-000-0450-00	WILSON, ELIZABETH I	CORDTS, CHRISTOPHER	No	WD	C	46,700	160,000	160,000	29.19 %	
07/12/2021	2622-0614	BL2-530-0181-00	HAYES, JASON R	GIBBS TRACY	No	PTA	C	45,700	134,900	134,900	33.88 %	
07/14/2021	2623-0730	BL2-230-0390-00	AHLEMAN, DONALD W, TRUST	ROGERS LUCAS & DESIRE	No	PTA	C	52,700	150,000	150,000	35.13 %	
07/22/2021	2622-0977	BL2-530-0241-00	ROMBACH, TRAVIS	SCHWARTZ DANIEL	No	PTA	C	48,900	120,000	120,000	40.75 %	
07/23/2021	2623-0303	BL2-520-0421-00	NEEB, THOMAS W & READ SUS/	DELONG, HALEIGH	No	WD	C	61,800	175,000	175,000	35.31 %	
07/26/2021	2623-0181	BL2-710-0270-00	BOLLIN, JORDAN S	YOUNG-WENKEL, CELIA	No	WD	C	59,300	166,500	166,500	35.62 %	
07/28/2021	2623-0343	BL2-305-0020-00	SNYDER, ASHLEY R	REDMOND, WESTON R	No	WD	C	57,400	138,000	138,000	41.59 %	
<b>TOTAL</b>												



# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township	
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	<input type="checkbox"/> City	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/29/2021	2623-0838	BL2-460-0941-00	YODER, LAMAR F & ANNE M	PETERSON DERRICK & TRIST	No	PTA	C	119,400	287,500	287,500	41.53 %	
07/29/2021	2623-0734	BL2-710-0260-00	SINCLAIR, ROBERT	LUCK, ELLEN M	No	WD	C	69,200	155,000	155,000	44.65 %	
08/03/2021	2623-0783	BL0-206-3175-00	THIELAN CATHELEN & PAUL C	HUDSON, AARON	No	WD	C	70,900	123,500	123,500	57.41 %	
08/16/2021	2624-0376	BL2-640-0100-00	SABLICH, MICHAEL B	GARCIA, REUBEN & SHELBY T	No	WD	C	64,100	175,000	175,000	36.63 %	
08/19/2021	2624-0732	BL2-430-0050-00	STEINER, THOMAS	MARTIS, GERALD	No	WD	C	56,300	115,000	115,000	48.96 %	
09/09/2021	2626-0119	BL0-231-4215-00	CONISKEY BRIAN & ELIZABETH	BRASWELL BRANDON C	No	WD	C	43,600	115,000	115,000	37.91 %	
09/09/2021		BL2-310-0100-00	TANTS LESLIE JO & CRAIG	DIVER VIRGIL & DONNA	No	PTA	C	52,000	159,900	159,900	32.52 %	
09/22/2021	2626 0703	BL0-215-4900-00	ZUCCARELL, RYAN D & ENNYAC	RHODES MICHELLE & WADE	No	PTA	C	90,500	310,000	310,000	29.19 %	
10/04/2021	2627-0100	BL2-520-0580-00	COTTRELL, ZACHARY W & KHY	CLEERE, GORDON & KAREN	No	WD	C	57,600	133,000	133,000	43.31 %	
10/08/2021	2627-0554	BL0-234-1100-00	GILSON, DANIEL J III	WORDEN KENNETH & KIMBER	No	WD	C	116,400	294,000	294,000	39.59 %	
10/20/2021	2628-0089	BL2-640-0060-00	BLISSFIELD CONSTRUCTION SE	KENNON, LINDA	No	PTA	C	59,700	182,500	182,500	32.71 %	
10/26/2021	2628-0481	BL2-440-0210-00	SWARM, DIANE J	DETOLLA, JAMES & GAIL	No	PTA	C	46,200	174,400	174,400	26.49 %	
11/01/2021	2628-0888	BL2-430-0430-00	MONROE, TRACY	HOLLYER, DAVID & MCANEL	No	PTA	C	72,600	175,000	175,000	41.49 %	
11/11/2021	2629-0809	BL2-230-3830-00	LANGLEY, HEATHER LYNN	NISHKA, MICHAEL	No	WD	C	76,100	200,000	200,000	38.05 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township	
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	<input type="checkbox"/> City	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
11/18/2021	2639-0941	BL2-300-0260-00	BACAK, TANVA	FOREMAN, TIFFANY	No	PTA	C	40,500	150,000	150,000	27.00 %	
12/08/2021	2630-0720	BL2-490-0160-00	GORDON, MONICA A	HUDSON, RICKY & RACHEL	No	WD	C	107,000	275,000	275,000	38.91 %	
12/17/2021	2631-0321	BL0-222-1750-00	DONISCHOT, CHRISTINE R. LIV 1	STAIKOFULOS, HRISTOS	No	WD	C	240,100	595,000	595,000	40.35 %	
12/17/2021	2631-0853	BL2-530-0191-00	HAMILTON, ANNA L	DAVIS, MISTY	No	WD	C	34,100	94,900	94,900	35.93 %	
12/28/2021	2631-0837	BL2-300-0850-00	TODD, CASSANDRA K	JOHNSON, GEWN	No	WD	C	47,900	135,000	135,000	35.48 %	
12/30/2021	2631-0960	BL2-460-0891-00	SPICER, MARCA	WILCENSKI, STEVE & NANCY	No	WD	C	114,000	273,000	273,000	41.76 %	
01/10/2022	2632-0549	BL2-231-4340-00	CRANE, MARIA E	CONRAD, NICHOLAS	No	WD	C	31,900	145,000	145,000	22.00 %	
01/19/2022		BL2-420-0260-00	WELLS, CORBIE L & MARY B (L)	FLORES, JOSHUA & CAROLINE	No	WD	C	89,500	240,000	240,000	37.29 %	
01/19/2022	2633-0083	BL2-710-0080-00	SLUSARSKI, ANTHONY J	PRINCE CRAIG & NICCOLO, NJ	No	WD	C	73,300	169,900	169,900	43.14 %	
01/24/2022	2633-0084	BL2-470-0231-00	SCHNUCKER, TIMOTHY J & VJC	SHELDON, JOSEPH J	No	WD	C	65,200	132,000	132,000	49.39 %	
02/11/2022	2634-0088	BL2-410-0040-00	SPICER, DONALD & JODI	WAHL, COREY D & WILKE HA	No	WD	C	98,400	258,000	258,000	38.14 %	
02/15/2022	2634-0171	BL2-430-0280-00	BELANGER, THOMAS & LINDA	BOHM, ALLAN	No	WD	C	70,600	165,000	165,000	42.79 %	
02/21/2022	2634-0393	BL2-430-0021-00	SAUTER, KIMBERLY	LANNOO, GEORGE & LADOUG	No	WD	C	59,800	168,000	168,000	35.60 %	
03/08/2022	2635-0221	BL2-300-0020-00	LABUDDA, TAMMY K	TAYLOR, JON P	No	WD	C	42,800	140,000	140,000	30.57 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Libert & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
03/11/2022	2635-0696	BLU-206-1625-00	KOVACH MARY M (E)	CILLEY, ROBERT	No	WD	C	58,200	135,000	135,000	43.11 %	
03/24/2022	5637-0576	BL2-000-0450-00	CORDTS, CHRISTOPHER	ORTMAN, CHASE	No	WD	C	46,700	206,500	206,500	22.62 %	
03/26/2022	2639-0005	BL2-300-1080-00	MONTEY, PAUL D & GRETCHEN	GARLUICK, ADAM & LEIA	No	WD	C	136,500	337,000	337,000	40.50 %	
04/08/2022	2637-0950	BL2-310-0061-00	ROWE DAWN L	GAUDER, JORDAN	No	WD	C	34,400	111,000	111,000	30.99 %	
04/27/2022	2639-0055	BLU-208-1025-00	POOLEY, ROBERT L & DEBORAH	BAKKE, JOSHUA J	No	WD	C	75,600	280,000	280,000	27.00 %	
05/02/2022	2638-0951	BLU-228-2825-00	ESTES, HOWARD & MARY, TRU	BOWLES, ELIJAH S	No	WD	C	67,200	100,000	100,000	67.20 %	
05/16/2022	2640-0125	BLU-220-2325-00	FEBNEY, ANNA G	HOFFMAN, CLAIR & NATHAN	No	WD	C	96,200	235,000	235,000	40.94 %	
05/16/2022	2639-0599	BL2-230-4770-00	GALE, NICHOLAS	LENTZ, JAROD & PROUGH KE	No	WD	C	63,200	140,000	140,000	46.57 %	
05/16/2022	2640-0288	BL2-710-0020-00	ZIEGLER, MELISSA A	MURDIE, DAVID C & KATHLIN	No	WD	C	43,400	137,000	137,000	31.68 %	
05/25/2022	2640-0105	BL2-640-0400-00	MAHONY, DENAVY J & KEVIN M	KILGUS, CHELSEA L	No	WD	C	63,900	144,000	144,000	44.38 %	
05/31/2022	2640-0372	BL2-310-0250-00	CHEBRENKOFF, STEVE & KRIST	LEVICKI, JACOB	No	WD	C	49,400	85,000	85,000	58.12 %	
06/09/2022	2641-0002	BL2-230-3360-00	PIPER COLTON	COMPTON, MICHAEL	No	WD	C	50,100	125,000	125,000	40.08 %	
06/24/2022	2641-0685	BL2-540-0060-00	MEDLEY, RICHARD W & DIANA	EVANS, MELISSA F & CHRIST	No	WD	C	44,000	232,000	232,000	40.52 %	
06/29/2022	2641-0750	BL2-750-0320-00	WITMANS, JESSE & RONDA, (E)	NINEFF, JONATHAN & STEFA	No	WD	C	10,000	20,000	20,000	50.00 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County: **Lenawee County** City/Township Name (check appropriate box): **Blissfield Township**  Township  City

Sales Study Year: **2023** Classification: **RESIDENTIAL**

Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used:  S1  S2

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/01/2022	2642-0188	BL2-700-0040-00	TIPTON, MICHAEL E & BARBAR	WERTENBERGER, MEGAN T L	No	WD	C	43,600	132,500	132,500	32.91 %	
07/12/2022	2642-0633	BL2-305-0200-00	LUCE, JAN K & CAROL (JDE)	LAMBERT, JUSTIN M	No	WD	C	123,900	237,000	237,000	52.28 %	
07/15/2022	2642-0726	BL2-620-0472-00	PARKER, GLENN L & JANE	GOSSETT, TYLER	No	WD	C	59,600	147,500	147,500	40.41 %	
07/19/2022	2642-0951	BL2-450-0031-00	BEAVER, CODY	WELLS, TANNER & CHEYENNE	No	WD	C	64,800	130,000	130,000	49.85 %	
07/19/2022	2642-0946	BL2-560-0140-00	FRIEDENBURG, LAURIE A	KLEPASKI, JACQUELYN A	No	WD	C	74,900	174,900	174,900	42.82 %	
07/19/2022	2642-0550	BL2-610-0040-00	MIKLOS, BRIAN & EMILY	AUSMUS, AMANDA	No	WD	C	79,100	240,000	240,000	32.96 %	
07/22/2022	2642-0038	BL2-430-0380-00	SMITH, STEPHEN E	CORNELL, PHYLLIS J REV TRU	No	WD	C	82,300	155,000	155,000	53.10 %	
07/22/2022	2642-0858	BL2-470-0031-00	HUNTLEY, ROBERT	LANTZ, CHARLES G JR & BETZ	No	WD	C	148,000	380,000	280,000	52.86 %	
07/23/2022	2642-0282	BL2-000-0140-00	HINDE, PATRICK	MARRERO, JULIANNE	No	WD	C	42,000	139,900	139,900	30.02 %	
07/29/2022	2642-0626	BL2-480-0121-00	FRIEDRICH, JOHN & SHELLY R.	BONHAM, CRYSTAL A	No	WD	C	50,600	118,000	118,000	42.88 %	
08/02/2022	2642-0624	BL2-460-0332-00	HEALY, MEGAN K	WILSON, ANNA M	No	WD	C	38,500	74,500	74,500	51.68 %	
08/17/2022	2644-0065	BL2-230-2830-00	MISHKA, MICHAEL	GOLICK, STEVEN P 11 & EMIL	No	WD	C	82,800	215,000	215,000	38.51 %	
08/19/2022	2644-0268	BL2-710-0120-00	ANDERSON, NATHANIEL	HAWARNY, MICHAEL R III & I	No	WD	C	72,400	185,000	185,000	39.14 %	
08/23/2022	2644-0256	BL2-490-0650-00	HAEBNER, RICHARD D & NANCY	DONOVAN, TIM & KATHLEEN	No	WD	C	141,000	410,000	410,000	34.39 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/24/2022		BL0-216-1600-00	WHITEMAN, SCOTT (TRUSTEE)	HOTTENSTEIN, ROBERT	No	WD	C	101,200	216,000	210,000	48.19 %	
09/02/2022	2644-0678	BL2-000-0290-00	PETERSON, SHERI	REISER GERALD & DITTRICH	No	WD	C	65,200	209,000	209,000	31.20 %	
09/06/2022	2644-0974	BL2-500-0240-00	SHIELDS, STEVEN W & KENDRA	NORMENT HOME SERVICES L	No	WD	C	46,800	147,000	147,000	31.84 %	
09/12/2022	2645-0033	BL0-220-1075-00	CARTER BRUCE & SIERING SHE	BONANNINO, RACHEL & JASO	No	WD	C	100,500	280,000	280,000	35.89 %	
09/15/2022	2646-0166	BL2-520-0180-00	MILLER, GERALD & KAREN	SEILER, CASEY	No	WD	C	84,100	203,000	203,000	41.43 %	
09/16/2022	2645-0302	BL2-560-0410-00	LOWBARD, ROBERT & AGATHA	THOMPSON, DENNIS L & LIND	No	WD	C	88,400	199,900	199,900	44.22 %	
09/16/2022	2645-0420	BL2-620-0692-00	SIMMERS, CATHERINE ANN	NAVARRE, GLORIA G & GERA	No	WD	C	110,700	280,000	280,000	39.54 %	
09/20/2022	2645-0587	BL2-231-1770-00	JONES, JACOB P	DOOLITTLE BRIAN A	No	MLC	C	20,100	100,000	100,000	20.10 %	
09/21/2022	2646-0048	BL2-470-0130-00	WINKLER, BOWEN J & GABRIEL	ASCHEMEIER, KEVIN & SHAN	No	WD	C	94,300	230,000	230,000	41.00 %	
09/26/2022	2645-0666	BL2-640-0370-00	INCOGNITO CONSTRUCTION LL	REED, TAMARA L	No	LC	C	11,200	16,000	16,000	70.00 %	
09/28/2022	2645-0906	BL2-710-0080-00	PRINCE CRAIG & MCCOOL MOR	AMBL, ANNY M	No	WD	C	75,300	180,000	180,000	41.83 %	
09/30/2022	2645-0949	BL0-221-3700-00	VAN STEENKISTE, STEPHANIE	SAVYOR, RICHARD	No	WD	C	61,600	160,000	160,000	38.50 %	
10/04/2022	2646-0121	BL2-640-0270-00	MILLETCH, STEVEN	TOOTHMAN, WILLIAM	No	WD	C	57,300	142,500	142,500	40.21 %	
10/11/2022	2646-0243	BL2-610-0070-00	HANDY, TANNER	GLASS, HAUBES & TANNER A	No	WD	C	70,700	190,000	190,000	37.21 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township	
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	<input type="checkbox"/> City	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

**Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)**

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/12/2022	2647-0177	BL2-520-0400-00	BEAVER, RACHELE	NATVARRO, ALEXANDRIA	No	WD	C	56,500	157,500	157,500	35.87 %	
10/14/2022	2646-0452	BL2-300-1160-00	ROUSE, LEIA	TRUMBULL, KENNETH J JR	No	WD	C	57,600	170,500	170,500	33.78 %	
10/18/2022	2646-0704	BL2-460-0861-00	CAMPBELL, ALEXANDER A	GALLOTE, JERUSALEM M	No	WD	C	132,600	265,000	265,000	50.04 %	
10/28/2022	2647-0152	BL2-230-4265-00	GORDON, GREGORY A, JR & AM	ZAWOJSKI, EMILY & RUMLEY	No	WD	C	71,300	165,000	165,000	43.21 %	
11/29/2022	2648-0152	BL2-000-0630-00	BATCH, STEVEN & NELLIE	GUNAK, AMBER L	No	WD	C	75,800	160,000	160,000	47.38 %	
11/29/2022	2648-0845	BL2-560-0302-00	GUMM, CODY & AMBER	ADDEO, ZACHARY F	No	WD	C	62,000	175,000	175,000	35.43 %	
11/30/2022		BL2-640-0240-00	DUVALL, DANIELLE M	BARNIER, ANTHONY & ANNI	No	WD	C	67,600	160,000	160,000	42.25 %	
12/02/2022	2649-0587	BL2-300-0070-00	HINDE, PATRICK H, TRUST	PAULSON, BROOKE A	No	WD	C	61,300	160,000	160,000	38.31 %	
12/05/2022	2648-0469	BL2-490-0060-00	KNAPP, BRENDA-SMITH LOANN	HOPP, DAVID J & JOYCE	No	WD	C	98,000	240,000	240,000	40.83 %	
12/08/2022	2648-0970	BL2-231-2010-00	BROWN, MACKINZIE	HOPFMAN, MICHAEL & CHRIS	No	WD	C	39,600	103,000	103,000	38.45 %	
12/20/2022	2649-0012	BL2-300-0040-00	PERRY, VICKI	HENSLEY, PAUL	No	WD	C	50,900	135,000	135,000	37.70 %	
12/30/2022	2649-0443	BL2-560-0301-00	MARTIS, KEVON & KARRIE, TRU	SCHNEIDER, ANDREW	No	WD	C	34,400	90,000	90,000	38.22 %	
01/23/2023	2650-0165	BL2-230-3340-00	DEAN, NELSON J JR & LINDA M	WILLET, NOAH J	No	WD	C	56,700	140,000	140,000	40.50 %	
02/09/2023	2650-973	BL2-300-0310-00	THOMPSON, DENNIS & LINDA	KLEBNI, ANDREA	No	WD	C	74,200	205,000	205,000	36.20 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1993.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
02/13/2023	2651-4080	BL2-310-0161-00	BRECKEY, BRIK	COPELAND, BRIAN	No	WD	C	57,500	99,900	99,900	57.56 %	
02/14/2023	2651-0103	BL2-590-0030-00	GRITZMAKER, MICHAEL E	ABBOTT, SCOTT M	No	WD	C	37,700	60,000	60,000	62.83 %	
02/21/2023	2651-228	BL2-750-0290-00	ABBOTT, JOHN E & MARY L	KASER, TENIRA	No	WD	C	11,600	21,000	21,000	55.24 %	
02/28/2023	2651-333	BL2-430-0021-00	LANNOO, GEORGE & LADOUCEI	KREBS, MELANIE LYNN & JIAN	No	WD	C	65,700	182,000	182,000	36.10 %	
03/10/2023	2651-725	BL2-490-0230-00	DZIAD, AMY TRUST	GOODNIGHT, TIMOTHY A	No	WD	C	121,900	357,000	357,000	34.15 %	
03/20/2023	2652-25	BL2-424-0480-00	WIEGAND, TERENCE C & LINDS	CANTRELL, RYAN S & LINDSE	No	WD	C	121,200	300,000	300,000	40.40 %	
03/20/2023	2652-07	BL2-490-0010-00	CANTRELL, RYAN S & LINDSAVY	WIEGAND, TERENCE & LINDS	No	WD	C	163,800	375,000	375,000	43.68 %	
03/30/2023	2653-118	BL2-560-0020-00	BUEHRER FAMILY LIVING TRUS	MOYLE, OLIVIA	No	WD	C	36,300	75,000	75,000	48.40 %	
04/19/2023	0005-107	BL2-460-0751-00	SHELDON, WANDA	LINTZENICH, ROBERT	No	PTA	C	9,900	24,900	24,900	39.76 %	
05/01/2023	2654-570	BL2-750-0030-00	DIBERT, DOUGLAS P & RENEE C	PAPENHAGEN CONSTRUCTION	No	WD	C	11,600	14,000	14,000	82.86 %	
05/03/2023	2653-251	BL2-560-0130-00	RODESILIER, MATTHEW R & SAI	ROMBACH, MIKEAL LEE	No	WD	C	92,900	185,000	185,000	50.22 %	
05/10/2023	2654-961	BL2-231-1802-00	HOEFT, RONALD M	BETTIS, CRAIG	No	WD	C	96,400	175,000	175,000	55.09 %	
05/15/2023	2655-149	BL2-460-0841-00	GIBSON, ELMER T & KATHRYN J	LESTER, DREW T & CHELSEA	No	QC	C	9,100	14,000	14,000	65.00 %	
05/18/2023	2655-351	BL2-305-0390-00	ROWE, BRADLEY J & DEBORAH	ROONEY, ALAN J & KRISTINA	No	WD	C	103,800	245,000	245,000	42.37 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township	
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>	<input type="checkbox"/> City	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2

**Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)**

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/26/2023	2655-791	BL2-000-0340-00	BARANSKI OLIVIA R & JOSHUA	BERMAN, MATTHEW	No	WD	C	84,900	175,000	175,000	48.51 %	
05/30/2023	2655-597	BL2-750-0190-00	KNIERIM, VICTOR C TRUST	MATTHEWS, RICK & LINDA	No	WD	C	145,500	328,000	328,000	44.36 %	
05/31/2023	2655-632	BL2-560-0230-00	SIMPSON, COREY D	VAGLICA, PHILIP & KIRA	No	WD	C	87,300	197,000	197,000	44.31 %	
06/01/2023	2655-565	BL2-231-1803-00	LBT INVESTMENTS LLC	HENNING PROPERTIES LLC	No	LC	C	167,500	220,000	220,000	76.14 %	NEEDS TO COME FROM HARBOR
06/01/2023	2655-747	BL2-620-0681-00	HABR NIKO LLC	PSP PROPERTIES LLC	No	WD	C	\$4,400	150,000	150,000	56.27 %	
06/09/2023	2656-116	BL2-710-0280-00	NEYRINCK, ROBERT A & SUSAN	SMALLDON, NATALIE M & MI	No	WD	C	104,500	245,000	245,000	42.65 %	
06/12/2023	2656-247	BL2-230-4590-00	BALLOR, SHELLEY	GONZALEZ-TOBAJA, MICHEL	No	WD	C	112,400	229,900	229,900	48.89 %	
07/03/2023	2656-769	BL2-430-0490-00	READ, LAWRENCE E & MARY A	GOETZ, MATHEW	No	WD	C	73,400	150,000	150,000	48.93 %	
07/07/2023	2657-185	BL2-000-0280-00	REISER GERALD & DITTRICH JC	MAUNZ, SCOTT A	No	WD	C	96,600	235,000	235,000	41.11 %	
07/12/2023	2657-146	BL2-570-0090-00	LEU, CHERYL A & GREGORY G	SEEBURGER, BRYAN J	No	WD	C	55,600	137,000	137,000	40.58 %	
07/24/2023	2657-979	BL2-430-0060-00	CAMPBELL, AMY E	COOK, WYATT B	No	WD	C	81,790	220,000	220,000	37.14 %	
07/27/2023	2657-690	BL0-221-4125-00	GORR, WILLIAM A	KARWOWSKI, RYAN M	No	WD	C	63,800	164,000	164,000	38.90 %	
08/07/2023	2658-529	BL2-231-1250-00	MILLION, RICHARD R & LYNETT	DEVISSER, GRANT A	No	WD	C	45,500	118,000	118,000	38.56 %	
08/07/2023	2658-529	BL2-231-2030-00	MILLION, RICHARD R & LYNETT	DEVISSER, GRANT A	No	WD	C	45,500	118,000	118,000	38.56 %	
<b>TOTAL</b>												



# Sales Study List

Issued under authority of Public Act 206 of 1893.

County <b>Lenawee County</b>	City/Township Name (check appropriate box) <b>Blissfield Township</b>	<input checked="" type="checkbox"/> Township	<input type="checkbox"/> City	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2
Sales Study Year <b>2023</b>	Classification <b>RESIDENTIAL</b>			

**Con. Sale = Confidential Sale Indicator    Adj. Sales = Adjusted Sales Price    Inst. = Type of Instrument    Fin. = C (Conventional Financing); or CR (Creative Financing)**

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/07/2023	2658-529	BL2-460-0094-00	MILLION, RICHARD R & LYNETT	DEVISSE, GRANT A	No	WD	C	45,500	118,000	118,000	36.56 %	
08/11/2023	2658-379	BL2-520-0421-00	DELONG, HALEIGH	KUBACKI, LEIGH ANN	No	WD	C	86,700	195,000	195,000	44.46 %	
08/15/2023	2658-608	BL2-550-0211-00	SILVERWOOD, JULDEAN	BRIGGS, BLAIR	No	WD	C	49,100	132,000	132,000	37.20 %	
08/16/2023	2658-436	BL2-640-0280-00	HOLLINGSWORTH, ANNE MRAZ	SIERING, WILLIAM J	No	WD	C	38,900	75,000	75,000	51.87 %	
08/18/2023	2658-682	BL2-460-0821-00	LESTER, DREW T & CHELSEA M	BOONE, WENDY E & JAMES F	No	WD	C	132,900	364,900	364,900	36.42 %	
08/21/2023	2658-903	BL2-520-0570-00	DAVIS, NANCY	HOFNIAN, AMELIA & BENJAMIN	No	WD	C	88,200	190,000	190,000	46.42 %	
08/21/2023	2660-24	BL2-670-0060-00	LONG, ROSE, TRUST	LITTLE, JEREMY & BRITTANY	No	WD	C	45,900	175,000	175,000	26.23 %	
09/05/2023	2659-792	BL2-420-0260-00	FLORES, JOSHUA & CAROLINE	STEPHEN, CANTRELL	No	WD	C	111,400	265,000	265,000	42.04 %	
09/08/2023	2659-430	BL2-230-3350-00	GOETZ FAMILY LIVING TRUST	MORSE, MICHAEL	No	WD	C	78,500	153,000	153,000	51.31 %	
09/08/2023	2659-428	BL2-710-0260-00	LUCK, ELLEN M	JONES, DYLAN	No	WD	C	90,700	212,000	212,000	42.78 %	
09/13/2023	2660-41	BL2-231-4390-00	PHILLIPS, TYLER A	FUHRMAN, JACOB & JACQUEE	No	WD	C	66,400	220,000	220,000	30.18 %	
09/22/2023	2659-916	BL2-630-0060-00	ST BERNARD, MICHAEL J	GOOD, JOSHUA	No	WD	C	57,600	134,900	134,900	42.70 %	
09/25/2023	2659-940	BL0-221-4900-00	GLITSCH, PAMELA, ETAL	KIRKHANI, KIMBERLY K	No	WD	C	76,100	155,000	155,000	49.10 %	
09/29/2023	2660-513	BL0-211-3975-00	ZANDER, KEVIN LAWRENCE & J	RAMON, JEFFREY	No	WD	C	97,800	220,000	220,000	44.45 %	
<b>TOTAL</b>												

# Sales Study List

Issued under authority of Public Act 206 of 1893.

County Lenawee County City/Township Name (check appropriate box)  Township Blissfield Township  City

Sales Study Year 2023 Classification RESIDENTIAL

Indicate if a One Year (S1) or Two year (S2) Sales Study is Used  S1  S2

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/29/2023	2660-682	BL2-S20-0670-00	GRAY, ROBERT D, II & MICHELLE	ZANDER, ALYSSA	No	WD	C	52,100	155,000	155,000	33.61 %	
<b>TOTAL</b>								11,090,100	27,459,200	27,459,200	%	

2

Code	Description	Comments
Unit BL0 - BLISSFIELD TOWNSHIP		
4L	UNION ADDITION	
AG LD	AGRICULTURAL LAND	
AG RA	BLISS TWP SEC 29,30,31,32	
AG RS	RESIDENTIAL IN AA ZONE	
AS#1	ASSESSOR'S PLAT #1	
AS#2	ASSESSOR'S PLAT #2	
BHT	BLISSFIELD HIEGHTS	
BL-FR	FAIRHAVEN	
BR CT	BRENOT COURT	
BUR-H	BURNHAM HEIGHTS	
BVM	BLISS VIL NOT PLATT	
BWB	WEST BROOKE	
COMM	COMMERCIAL	
DAN	DANFIELD	
DAV	DAVIS ADDITION	
DCARP	DAVID CARPENTER'S ADDITION	
DT-CM	COMMERCIAL DOWNTOWN	
EXEMP	EXEMPT PROPERTIES	
FI-DW	FITCH DEWEY ADD	
GFB	GEORGE FEEBACK'S ADDITION	
GILES	GILES ADDITION	
HA PK	HAAS PARK	
I-1	INDUSTRIAL	
IFT	IFT PARCELS	
JCAN	CANNONS ADDITION	
KEE	KEELER'S ADDITION	
KING	KINGSBERRY COURT	
LYON	VILLAGE OF LYON	
ORG B	VILL OF BLISS ORIGINAL PLAT	
PERS	PERSONAL PROPERTY	
PKWD	PARKWOOD ADDITION	
QM	QUEEN MARY ADDITION	
RBC N	NEWCUMBS ADDITION TO BL2	
RPOLL	ROBERT POLLARD ADD	
VIC/P	VICTORY/PORTER ADDNS	
WB CO	WEST BROOKE CONDO	

nit -

-----

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood 04L.UNION ADDITION, Last Edited: 02/05/2024

Values for Acreage Table 1: 'UNION ADDITION'

1 Acre: 95,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood AG LD.AGRICULTURAL LAND, Last Edited: 01/28/2024

Values for Acreage Table 1: 'LARGE BLDG SITES'

1 Acre: 20,000	3 Acre: 32,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 25,000	4 Acre: 35,000	15 Acre: 0	40 Acre: 0
2 Acre: 27,500	5 Acre: 40,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 30,000	7 Acre: 50,000	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'AG LD', (Acres)

AG	: 7,200
AG	: 7,200
AG	: 7,200
AG	: 7,200
WOOD LOT	: 3,000
1 ACRE BLDG SIT:	15,000
2 ACRE BLDG SIT:	12,500
POND	: 12,500
ROW	: 0
LOW/WET	: 1,000
DRAIN ROW	: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood AG RA.BLISS TWP SEC 29,30,31,32, Last Edited: 02/01/2024

Values for Acreage Table 1: 'BLISS TWP SEC 29-32'

1 Acre: 36,000	3 Acre: 50,000	10 Acre: 80,000	30 Acre: 0
1.5 Acre: 41,000	4 Acre: 55,000	15 Acre: 105,000	40 Acre: 0
2 Acre: 43,500	5 Acre: 60,000	20 Acre: 140,000	50 Acre: 0
2.5 Acre: 46,500	7 Acre: 75,000	25 Acre: 175,000	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood AG RS.RESIDENTIAL IN AA ZONE, Last Edited: 02/01/2024

Values for Acreage Table 1: 'RES IN AA ZONE'

1 Acre: 40,000	3 Acre: 55,000	10 Acre: 87,500	30 Acre: 210,000
1.5 Acre: 45,000	4 Acre: 60,000	15 Acre: 110,000	40 Acre: 280,000
2 Acre: 47,500	5 Acre: 65,000	20 Acre: 140,000	50 Acre: 350,000
2.5 Acre: 50,000	7 Acre: 67,500	25 Acre: 175,000	100 Acre: 0

Rates for Rate Table 'PONDS', (Acres)

PONDS	: 10,000
-------	----------

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood AS#1.ASSESSOR'S PLAT #1, Last Edited: 01/29/2024

Values for Acreage Table 1: 'ASSESSOR'S PLAT #1'

1 Acre: 42,000	3 Acre: 52,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 45,000	4 Acre: 57,000	15 Acre: 0	40 Acre: 0
2 Acre: 47,000	5 Acre: 62,500	20 Acre: 0	50 Acre: 0
2.5 Acre: 50,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood AS#2.ASSESSOR'S PLAT #2, Last Edited: 01/29/2024

Values for Acreage Table 1: 'ASSESSOR'S PLAT #2'

1 Acre: 46,000	3 Acre: 56,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 49,000	4 Acre: 61,500	15 Acre: 0	40 Acre: 0
2 Acre: 51,500	5 Acre: 66,500	20 Acre: 0	50 Acre: 0
2.5 Acre: 54,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood BHT.BLISSFIELD HIEGHTS, Last Edited: 02/01/2024

Values for Acreage Table 1: 'BLISSFIELD HIEGHTS'

1 Acre: 46,700	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood BL-FR.FAIRHAVEN, Last Edited: 02/05/2024

Values for Acreage Table 1: 'FAIRHAVEN'

1 Acre: 50,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood BR CT.BRENOT COURT, Last Edited: 02/01/2024

Values for Acreage Table 1: 'BRENOT CT'

1 Acre: 50,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood BUR-H.BURNHAM HEIGHTS, Last Edited: 02/01/2024

Values for Acreage Table 1: 'BURNHAM HEIGHTS'

1 Acre: 90,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood BVM.BLISS VIL NOT PLATT, Last Edited: 02/01/2024

Values for Acreage Table 1: 'BLISS VILL NOT PLAT'

1 Acre: 36,000	3 Acre: 50,000	10 Acre: 80,000	30 Acre: 0
1.5 Acre: 41,000	4 Acre: 55,000	15 Acre: 105,000	40 Acre: 0
2 Acre: 43,500	5 Acre: 60,000	20 Acre: 140,000	50 Acre: 0
2.5 Acre: 46,500	7 Acre: 75,000	25 Acre: 175,000	100 Acre: 0

Rates for Rate Table 'AG LD', (Acres)

AG	: 7,200
AG	: 7,200
AG	: 7,200
AG	: 7,200
WOOD LOT	: 3,000
1 ACRE BLDG SIT:	15,000
2 ACRE BLDG SIT:	12,500
POND	: 10,000
ROW	: 0
LOW/WET	: 1,000
DRAIN ROW	: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood BWB.WEST BROOKE, Last Edited: 02/05/2024

Values for Acreage Table 1: 'WEST BROOKE'

1 Acre: 80,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood COMM.COMMERCIAL, Last Edited: 01/29/2024

Values for Acreage Table 1: 'COMMERCIAL'

1 Acre: 25,000	3 Acre: 50,000	10 Acre: 125,000	30 Acre: 0
1.5 Acre: 30,000	4 Acre: 70,000	15 Acre: 187,500	40 Acre: 0
2 Acre: 35,000	5 Acre: 80,000	20 Acre: 250,000	50 Acre: 0
2.5 Acre: 40,000	7 Acre: 87,500	25 Acre: 312,500	100 Acre: 0

Rates for Rate Table 'AG LAND TABLE', (Acres)

LANDING AREA	: 0
AG-1	: 7,200
AG-2	: 7,200
AG-3	: 7,200
AG-4	: 7,200

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood DAN.DANFIELD, Last Edited: 02/05/2024

Values for Acreage Table 1: 'DANFIELD'

1 Acre: 55,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood DAV.DAVIS ADDITION, Last Edited: 02/05/2024

Values for Acreage Table 1: 'DAVIS'

1 Acre: 60,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood DCARP.DAVID CARPENTER'S ADDITION, Last Edited: 02/05/2024

Values for Acreage Table 1: 'DAVID CARPENTERS ADD'

1 Acre: 70,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 72,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'BACK LOTS'

1 Acre: 10,000	3 Acre: 17,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 11,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 14,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 15,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood DT-CM.COMMERCIAL DOWNTOWN, Last Edited: 01/29/2024

Values for Acreage Table 1: 'COMMERCIAL DOWNTOWN'

1 Acre: 25,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood EXEMP.EXEMPT PROPERTIES, Last Edited: 01/25/2016

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood FI-DW.FITCH DEWEY ADD, Last Edited: 02/05/2024

Frontages:  
Frontage 'A': Description: 'FITCH DEWEY ' FF Rate: 250  
Standard Frontage: 66 Standard Depth : 165  
Frontage 'B': Description: 'FITCH DEWEY ' FF Rate: 250  
Standard Frontage: 132 Standard Depth : 330

Values for Acreage Table 1: 'FI-DW FLOOD PLAIN'  
1 Acre: 2,000 3 Acre: 3,750 10 Acre: 5,500 30 Acre: 0  
1.5 Acre: 2,500 4 Acre: 4,000 15 Acre: 0 40 Acre: 0  
2 Acre: 3,000 5 Acre: 4,500 20 Acre: 0 50 Acre: 0  
2.5 Acre: 3,500 7 Acre: 5,000 25 Acre: 0 100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood GFB.GEORGE FEEBACK'S ADDITION, Last Edited: 02/05/2024

Values for Acreage Table 1: 'GEORGE FEEBACK'S ADD'  
1 Acre: 45,000 3 Acre: 0 10 Acre: 0 30 Acre: 0  
1.5 Acre: 0 4 Acre: 0 15 Acre: 0 40 Acre: 0  
2 Acre: 0 5 Acre: 0 20 Acre: 0 50 Acre: 0  
2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood GILES.GILES ADDITION, Last Edited: 02/01/2024

Values for Acreage Table 1: 'GILES ADDITION'  
1 Acre: 54,000 3 Acre: 0 10 Acre: 0 30 Acre: 0  
1.5 Acre: 0 4 Acre: 0 15 Acre: 0 40 Acre: 0  
2 Acre: 0 5 Acre: 0 20 Acre: 0 50 Acre: 0  
2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 0

Values for Acreage Table 2: 'BACK LOTS'  
1 Acre: 12,500 3 Acre: 0 10 Acre: 0 30 Acre: 0  
1.5 Acre: 0 4 Acre: 0 15 Acre: 0 40 Acre: 0  
2 Acre: 0 5 Acre: 0 20 Acre: 0 50 Acre: 0  
2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 0

Rates for Rate Table 'AG LD', (Acres)  
AG : 7,200  
AG : 7,200  
AG : 7,200  
AG : 7,200  
WOOD LOT : 3,000  
1 ACRE BLDG SIT: 15,000  
2 ACRE BLDG SIT: 12,500  
POND : 10,000  
ROW : 0  
LOW/WET : 1,000  
DRAIN ROW : 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood HA PK.HAAS PARK, Last Edited: 02/05/2024

Values for Acreage Table 1: 'HAAS PARK'  
1 Acre: 55,000 3 Acre: 0 10 Acre: 0 30 Acre: 0  
1.5 Acre: 57,500 4 Acre: 0 15 Acre: 0 40 Acre: 0  
2 Acre: 0 5 Acre: 0 20 Acre: 0 50 Acre: 0  
2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 0



Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood I-1.INDUSTRIAL, Last Edited: 01/28/2024

Values for Acreage Table 1: 'INDUSTRIAL '

1 Acre: 16,500	3 Acre: 30,000	10 Acre: 100,000	30 Acre: 300,000
1.5 Acre: 21,500	4 Acre: 40,000	15 Acre: 150,000	40 Acre: 400,000
2 Acre: 25,000	5 Acre: 50,000	20 Acre: 200,000	50 Acre: 0
2.5 Acre: 27,500	7 Acre: 70,000	25 Acre: 250,000	100 Acre: 0

Values for Acreage Table 2: 'IND SMALL PARCELS'

1 Acre: 20,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 30,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 40,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood IFT.IFT PARCELS, Last Edited: 01/25/2016

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood JCAN.CANNONS ADDITION, Last Edited: 02/05/2024

Values for Acreage Table 1: 'JAMES CANNON ADDITIO'

1 Acre: 80,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood KEE.KEELER'S ADDITION, Last Edited: 02/05/2024

Values for Acreage Table 1: 'KEELER'S ADDITION'

1 Acre: 70,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood KING.KINGSBERRY COURT, Last Edited: 02/05/2024

Values for Acreage Table 1: 'KINGSBERRY COURT'

1 Acre: 50,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood LYON.VILLAGE OF LYON, Last Edited: 02/05/2024

Values for Acreage Table 1: 'VILLAGE OF LYON'

1 Acre: 70,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood ORG B.VILL OF BLISS ORIGINAL PLAT, Last Edited: 02/05/2024

Values for Acreage Table 1: 'ORG PLAT BLISSFIELD'

1 Acre: 40,000	3 Acre: 50,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 42,500	4 Acre: 55,000	15 Acre: 0	40 Acre: 0
2 Acre: 45,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 47,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BLO - BLISSFIELD TOWNSHIP  
Rates/Values for Neighborhood PERS.PERSONAL PROPERTY, Last Edited: 01/25/2016



3



Code	Description	Ave. ECF	Comments
------	-------------	----------	----------

## Unit BLO - BLISSFIELD TOWNSHIP

0B	BLISSFIELD HEIGHTS	1.018	
0L	ROBERT POLLARDS ADD TO VILL LYON	1.029	
01B	BURNHAM HEIGHTS ADDITION	1.013	
02B	BRENOT COURT	1.131	
02L	QUEEN MARY ADDITION	1.029	
03B	CANNON'S ADDITION	1.033	
042	COMMERCIAL DOWNTOWN	0.658	
04B	DAVID CARPENTER'S ADDITION	0.952	
04L	UNION ADDITION	1.186	
05B	FITCH DEWEYS ADDITION	0.949	
05L	VICTORY & PORTER ADDITIONS	0.955	
06B	DAVIS ADDITION	1.117	
07B	FAIRHAVEN	1.039	
08B	GEORGE FEEBACK'S ADDITION	0.968	
09B	GILE'S ADDITION	1.029	
0B0	VILL OF BLISS ORIGINAL FLAT	1.197	
0B1	BLISS TWP SEC 29,30,31,32	1.052	
0B2	BLISS VILL- SEC 19,29, 30,31,32	1.052	
0B3	MODERN STYLE BLISSFIELD TWP	1.016	
0B4	OLDER STYLE BLISSFIELD TWP	1.016	
0B7	ASSESSOR'S PLAT #1 BL	1.045	
0B8	ASSESSOR'S PLAT #2 BL	1.027	
0L0	GILE'S & WHITE'S ADD TO VIL LYON	1.142	
0L1	HAAS PARK	1.103	
0L2	KEELER'S ADDITION	1.163	
0L3	KINGSBERRY COURT	1.131	
0L7	VILLAGE OF LYON	1.058	
0L8	NEWCOMBS ADDITION TO BL2	1.128	
0L9	PARKWOOD ADDITION	0.929	
BL101	AGRICULTURAL ECF	1.014	
BWB	WEST BROOKE	0.886	
BWBC	WEST BROOKE CONDO	1.015	
COM	COMMERCIAL	0.826	
DAN	DANFIELD	1.025	
EXEMP	EXEMPT PROPERTIES	1.000	
IFT R	IFT REAL	1.000	
IND	INDUSTRIAL	1.000	
PRS	PERSONAL PROPERTY	1.000	



E.C.F.s for Neighborhood: 00B 'BLISSFIELD HEIGHTS'

Residential : 1.018  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 00L 'ROBERT POLLARDS ADD TO VILL LYON'

Residential : 1.029  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 01B 'BURNHAM HEIGHTS ADDITION'

Residential : 1.013  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 02B 'BRENOT COURT'

Residential : 1.131  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 02L 'QUEEN MARY ADDITION'

Residential : 1.029  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 03B 'CANNON'S ADDITION'

Residential : 1.033  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 042 'COMMERCIAL DOWNTOWN'

Residential : 0.658  
Town Homes/Duplexes: 0.658  
Mobile Homes : 0.658  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.658  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 04B 'DAVID CARPENTER'S ADDITION'

Residential : 0.952  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000



E.C.F.s for Neighborhood: 04L 'UNION ADDITION'

Residential : 1.186  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 05B 'FITCH DEWEYS ADDITION'

Residential : 0.949  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 05L 'VICTORY & PORTER ADDITIONS'

Residential : 0.955  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 06B 'DAVIS ADDITION'

Residential : 1.117  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 07B 'FAIRHAVEN'

Residential : 1.039  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 08B 'GEORGE FEEBACK'S ADDITION'

Residential : 0.968  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 09B 'GILE'S ADDITION'

Residential : 1.029  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0B0 'VILL OF BLISS ORIGINAL PLAT'

Residential : 1.197  
Town Homes/Duplexes: 1.197  
Mobile Homes : 1.197  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0B1 'BLISS TWP SEC 29,30,31,32'

Residential : 1.052  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0B2 'BLISS VILL- SEC 19,29, 30,31,32'

Residential : 1.052  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0B3 'MODERN STYLE BLISSFIELD TWP'

Residential : 1.016  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0B4 'OLDER STYLE BLISSFIELD TWP'

Residential : 1.016  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0B7 'ASSESSOR'S PLAT #1 BL'

Residential : 1.045  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0B8 'ASSESSOR'S PLAT #2 BL'

Residential : 1.027  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0L0 'GILE'S & WHITE'S ADD TO VIL LYON'

Residential : 1.142  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0L1 'HAAS PARK'

Residential : 1.103  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0L2 'KEELER'S ADDITION'

Residential : 1.163  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0L3 'KINGSBERRY COURT'

Residential : 1.131  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0L7 'VILLAGE OF LYON'

Residential : 1.058  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 0L8 'NEWCOMBS ADDITION TO BL2'

Residential : 1.128  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: OL9 'PARKWOOD ADDITION'

Residential : 0.929  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: BL101 'AGRICULTURAL ECF'

Residential : 1.014  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.014  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: BWB 'WEST BROOKE'

Residential : 0.886  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: BWBC 'WEST BROOKE CONDO'

Residential : 1.015  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: COM 'COMMERCIAL'

Residential : 0.826  
Town Homes/Duplexes: 0.826  
Mobile Homes : 0.826  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.826  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: DAN 'DANFIELD'

Residential : 1.025  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: EXEMP 'EXEMPT PROPERTIES'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: IFT R 'IFT REAL'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 0.486

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: IND 'INDUSTRIAL'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 0.486

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: PERS 'PERSONAL PROPERTY'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000



4

Blissfield Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-208-1025-00	2201 S BLISSFIELD HWY	04/27/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$75,600	27.00
BLO-220-1075-00	4133 S BLISSFIELD HWY	09/12/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$100,500	35.89
BLO-220-2325-00	4598 IFFLAND RD	05/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$96,200	40.94
BLO-227-4900-00	5948 LIPP HWY	09/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,100	49.10
BLO-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BLO-234-1100-00	6157 RIGA HWY	10/08/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$116,400	39.59
<b>Totals:</b>			<b>\$1,359,000</b>			<b>\$1,359,000</b>	<b>\$508,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>37.41</b>
							<b>Std. Dev. =&gt;</b>	<b>7.19</b>

Due to no improved 101 class sales, sales from the outlying township parcels were used to develop the 2024 Agricultural ECF. ECF of 1.014 was utilized in the 2024 year.



Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$35,500	RESIDENTIAL IN AA ZONE	401	80
CONVENTIONAL	\$50,000	RESIDENTIAL IN AA ZONE	401	60
CONVENTIONAL	\$46,620	RESIDENTIAL IN AA ZONE	401	80
CONVENTIONAL	\$42,700	RESIDENTIAL IN AA ZONE	401	60
CONVENTIONAL	\$27,360	BLISS TWP SEC 29,30,31,32	401	45
CONVENTIONAL	\$37,500	RESIDENTIAL IN AA ZONE	401	74

10.7646627

# Real Estate Summary Sheet

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

01/28/2024 2:00 PM

<b>Parcel:</b>	BLO-208-1025-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BAKER, JOSHUA J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2201 S BLISSFIELD HWY BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	2639-0055	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	02/17/2022	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road. Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP

## Mailing Address:

BAKER, JOSHUA J  
2201 S BLISSFIELD HWY  
BLISSFIELD MI 49228

## Description:

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8 T7S R5E DES AS BEG ON THE W LI OF SEC 8, AFORESAID 1001.15 FT S 0 DEG 09' 16" E FROM THE NW COR OF SEC 8; TH N 89 DEG 54' 38" E 216.50 FT; TH S 0 DEG 09' 16" E 250.00 FT; TH S 89 DEG 54' 38" W 216.50 FT; TH N 0 DEG 09' 16" W 250.00 FT TO POB.  
CONTAINING 1.24 AMOL  
SPLIT FROM BLO-208-1050-00 2/17/2022

## Most Recent Sale Information

Sold on 04/27/2022 for 280,000 by POOLEY, ROBERT L & DEBORAH K.

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

**Libers/Page:** 2639-0055

## Most Recent Permit Information

Permit 15-1122 on 04/30/2015 for \$0 category GARAGE/CPT.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	111,400	<b>2023 Taxable:</b>	111,400	<b>Acres:</b>	1.24
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1878	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 80	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 2 Half Baths: 0	
Floor Area: 1,400	
Ground Area: 1,024	
Garage Area: 1,180	
Basement Area: 944	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

01/28/2024 2:00 PM

<b>Parcel:</b>	BLO-220-1075-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BONAMINIO, RACHEL & JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4133 S BLISSFIELD HWY BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2645-0033	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP

<b>Mailing Address:</b>	<b>Description:</b>
BONAMINIO, RACHEL & JASON 4133 S BLISSFIELD HWY BLISSFIELD MI 49228	BEG NW COR SEC 20 TH N 90 DEG E 404.6 FT TH S 0 DEG 26'30"E 323 FT TH N 90 DEG W 404.6 FT TH N 0 DEG 26'30"W 323 FT TO POB

## Most Recent Sale Information

Sold on 09/12/2022 for 280,000 by CARTER BRUCE & SIERING SHERRY (LE).

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2645-0033
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 22-0009 on 11/07/2022 for \$9,500 category REROOF.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	115,400	<b>2023 Taxable:</b>	115,400	<b>Acreage:</b>	3.00
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 8
Year Built: 1890	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 60	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 4	
Full Baths: 2 Half Baths: 0	
Floor Area: 2,103	
Ground Area: 1,632	
Garage Area: 0	
Basement Area: 832	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

01/28/2024 2:00 PM

**Parcel:** BL0-220-2325-00  
**Owner's Name:** HOFFMAN, CLAIR & NATHAN  
**Property Address:** 4598 IFFLAND RD  
BLISSFIELD, MI 49228  
**Liber/Page:** 2640-0125  
**Split:** 12/14/2015  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** BL0 BLISSFIELD TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** 0B4 OLDER STYLE BLISSFIELD TWP

## Mailing Address:

HOFFMAN, CLAIR & NATHAN  
4598 IFFLAND RD  
BLISSFIELD MI 49228

## Description:

LD DES AS COMM AT A BRASS DISC INSIDE MONUMENT BOX MARKING THE NE COR OF SD SEC 20 T7S R5E TH S00^00'00"W ON THE E LI OF SD SEC & ON A PREVIOUS SURVEY LI PASSING THROUGH A FOUND 3/4" IRON PIPE @ 1339.20 FT A TOTAL DISTANCE OF 1684.56 FT TO THE POB TH S00^00'00"W CONT ON THE E LI OF SD SEC & ON SD PREVIOUS SURVEY LI PASSING THROUGH A 3/4" IRON PIPE @ 186.76 FT FOUND AT THE INTERSECTION WITH THE N'ERLY R/O/W LI OF IFFLAND RD (66 FT WD) A TOTAL DISTANCE OF 229.72 FT TO A 3/4" IRON PIPE FOUND AT THE INTERSECTION WITH THE CNTRLI OF R/O/W OF SD IFFLAND RD TH S49^49'25"W ON THE CNTRLI OF R/O/W OF SD IFFLAND RD A DIST OF 374 FT TO A PT TH S48^06'05"W CONT ON THE CNTRLI OF R/O/W OF SD IFFLAND RD A DIST OF 185.50 FT TH N01^05'35"E ON A NEW DIVISION LKI A DIST OF 420 FT TO A SET 5/8" REBAR CAP #43052 TH N67^10'51"E ON A NEW DIVISION LI A DIST OF 451.13 FT TO THE POB (SURVEY 3.082 AC)  
SPLIT ON 12/14/2015 FROM BL0-220-2350-00

## Most Recent Sale Information

Sold on 05/16/2022 for 235,000 by FEENEY, ANNA G.

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

**Liber/Page:** 2640-0125

## Most Recent Permit Information

Permit 16-11 on 10/13/2016 for \$0 category DECK/PORCH.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	107,100	<b>2023 Taxable:</b>	107,100	<b>Acres:</b>	3.08
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1938  
Occupancy: Single Family  
Class: C+10  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,170  
Ground Area: 780  
Garage Area: 0  
Basement Area: 780  
Basement Walls:  
Estimated TCV: Tentative

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

## Image



# Real Estate Summary Sheet

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

01/28/2024 2:00 PM

<b>Parcel:</b>	BLO-227-4900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KIRKHAM, KIMBERLY K	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	5948 LIPP HWY BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2659-0940	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Gravel Road. Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP

## Mailing Address:

KIRKHAM, KIMBERLY K  
5948 LIPP HWY  
BLISSFIELD MI 49228

## Description:

PARCEL OF LD OUT OF SE COR OF SE 1/4 SEC 27 T7S-R5E BEING 335 FT N AND S BY 265 FT E AND W SEC 27

## Most Recent Sale Information

Sold on 09/25/2023 for 155,000 by GLUTSCH, PAMELA/RUTTINGER VICKI.

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

**Liber/Page:** 2659-0940

## Most Recent Permit Information

None Found

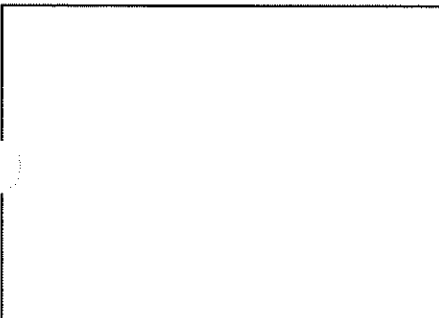
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	76,100	<b>2023 Taxable:</b>	47,344	<b>Acreage:</b>	2.04
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 4
Year Built: 1920	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 60	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,400	
Ground Area: 1,400	
Garage Area: 0	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

## Image





# Real Estate Summary Sheet

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

01/28/2024 2:00 PM

<b>Parcel:</b>	BLO-231-4215-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRASWELL BRANDON C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1321 BEAMER RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2626-0119	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B1 BLISS TWP SEC 29,30,31,32

## Mailing Address:

BRASWELL BRANDON C  
1321 BEAMER RD  
BLISSFIELD MI 49228

## Description:

LD DES AS COMM AT SE COR OF SEC 31 T7S R5E TH N88^35'00"W 1327.60 FT TH N03^00'00"W 1457.85 FT TH S64^40'W 70 FT FOR A FUR POB & RUNN TH S64^40'00"W 133 FT TH N22^56'39"W 249.90 FT TO CNTRLI OF BEAMER RD TH N64^38'21"E ALG SD CNTRLI 133 FT TH S22^56'39"E 250.05 FT (REC S22^56'20"E 250.04 FT) TO FUR POB (SURVEY .763 AC)

## Most Recent Sale Information

Sold on 09/09/2021 for 115,000 by COMISKEY BRIAN & ELIZABETH.

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

**Liber/Page:** 2626-0119

## Most Recent Permit Information

None Found

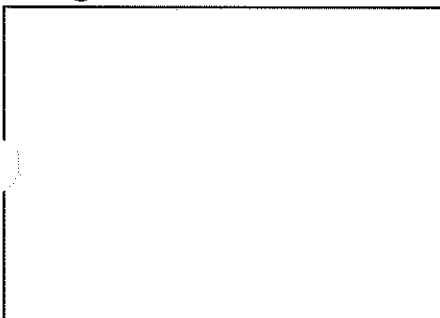
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	50,400	<b>2023 Taxable:</b>	50,400	<b>Acreage:</b>	0.76
<b>Zoning:</b>	A	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,222  
Ground Area: 782  
Garage Area: 144  
Basement Area: 350  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/28/2024 2:00 PM

<b>Parcel:</b>	BLO-234-1100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WORDEN KENNETH & KIMBERLY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6157 RIGA HWY BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2627-0554	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP

## Mailing Address:

WORDEN KENNETH & KIMBERLY  
159 ELIZABETH ST  
PETERSBURG MI 49270

## Description:

LD BEG 760.55 FT S 2 DEG 5'E FROM NW COR SEC 34 RUNN TH N 88 DEG 24'E 275 FT TH S 2 DEG 5'E 225 FT TH S 88 DEG 24'W 275 FT TH N 2 DEG 5'W 225 FT TO POB SEC 34

## Most Recent Sale Information

Sold on 10/08/2021 for 294,000 by GILSON, DANIEL J III.

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

**Liber/Page:** 2627-0554

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	161,500	<b>2023 Taxable:</b>	146,055	<b>Acreage:</b>	1.42
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1900	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 74	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 2 Half Baths: 0	
Floor Area: 1,894	
Ground Area: 1,712	
Garage Area: 0	
Basement Area: 604	
Basement Walls:	
Estimated TCV: Tentative	

## Image



**Blissfield 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 & l/w TOTAL	Tillable land residual Total	Equivalent Tillable Acres	Price per Tillable acre
BL0-217-3600-00	4/6/2022	75,000	75,000	10.010	0	0	0	0	0.800	0	75,000	9.210	8,143
BL0-218-3675-00	9/6/2022	60,000	60,000	11.110	0	0	0	0	0.841	0	60,000	10.269	5,843
BL2-231-1800-00	10/29/2021	76,000	76,000	12.770	0	0	0	0	0.000	0	76,000	12.770	5,951
RG0-104-3050-00	1/25/2022	145,000	145,000	18.900	0	0	0	0	1.000	0	145,000	17.900	8,101
RG0-104-4150-00 + OTHERS	3/15/2022	630,000	630,000	95.110	0	0	0	0	4.512	0	630,000	90.598	6,954
RG0-113-1100-00	7/6/2022	628,300	628,300	87.200	0	0	0	0	1.800	0	628,300	85.400	7,357
RG0-130-1300-00 + others	12/30/2021	513,660	513,660	73.410	0	0	0	0	1.450	0	513,660	71.960	7,138
RG0-206-1550-00	6/8/2022	380,000	380,000	53.840	0	0	7.500	0	1.150	0	380,000	45.190	8,409
													7,237
													<b>USE 7,200</b>

Due to a lack of Agricultural land sales in Blissfield Township, sales from Riga Township were incorporated into the analysis for the 2024 year. Price per tillable acre: \$7,200

Parcel Number: BL0-217-3600-00

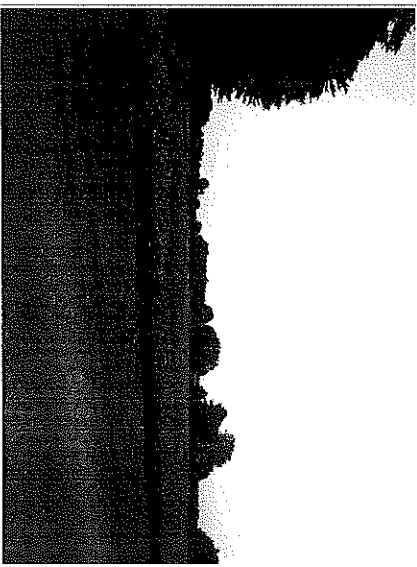
Jurisdiction: BLISSFIELD TOWNSHIP

County: LENAWEE COUNTY

Printed on

01/28/2024

Grantor	Grantee	Sale Price	Sale Date	Instr. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.	
CARTER BRUCE & STERLING SH	STAHL FARMS LLC	75,000	04/06/2022	WD	03-ARM'S LENGTH	2637-0415	PROPERTY TRANSFER	0.0	
CARTER, BRUCE E	CARTER BRUCE & STERLING SH	0	10/17/2018	QC	18-LIFE ESTATE	2576/0371	PROPERTY TRANSFER	0.0	
CASTERLINE/ESTHER E//	CARTER/BRUCE E & SHERRY A	49,000	03/03/2002	WD	21-NOT USED/OTHER	1934114	OTHER	0.0	
CASTERLINE/ESTHER E//	CARTER/BRUCE E & SHERRY A	49,000	02/23/1998	LC	31-SPLIT IMPROVED	1527429	OTHER	0.0	
Property Address	Class: AGRICULTURAL-VACA Zoning: AA Building Permit(s) Date Number Status								
3800 S BLISSFIELD HWY BLK	School: BLISSFIELD COMMUNITY SCHOOLS								
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.								
STAHL FARMS LLC 4998 IFFLAND RD BLISSFIELD MI 49228	2024 Est NCV Tentative								
Improved	X	Vacant	Land Value Estimates for Land Table AG LD.AGRICULTURAL LAND						
Public Improvements	* Factors *								
Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Gravel Road	AG LD	AG	9.21 Acres	7200	100	66,312			
Paved Road	AG ID	ROW	0.80 Acres	0	100	0			
Storm Sewer			10.01 Total Acres	Total Est.	Land Value =	66,312			
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utilis.									
Topography of Site									
X Level Rolling									
Low									
X 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
CRR	09/15/2020	INSPECTED	2023	32,200	0	32,200			17,888C
	01/01/2000	INSPECTED	2022	30,400	0	30,400			17,037C
			2021	27,600	0	27,600			16,493C



The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: Village of Blissfield, County of Lenawee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
BUHRER FAMILY LIVING TRU	LAVOY, LAMBERT & ANNETTE	60,000	09/06/2022	IC	03-ARM'S LENGTH	2645-0599	DEED	0.0
LUMA, DOUGLAS R	BUHRER FAMILY LIVING TRU	113,000	04/26/2022	QC	21-NOT USED/OTHER	2638-0678	DEED	0.0
KWAPP, MELANIE J	BUHRER FAMILY LIVING TRU	175,000	06/30/2021	WD	03-ARM'S LENGTH	2621/0781	DEED	100.0
BUHRER FAMILY LIVING TRU	LUMA, DOUGLAS R	185,000	06/30/2021	LC	03-ARM'S LENGTH	2621/0782	PROPERTY TRANSFER	100.0
9000 ROUGET RD BLK								
Owner's Name/Address	LAVOY, LAMBERT & ANNETTE							
	9402 ROUGET RD							
	BLISSFIELD MI 49228							
Tax Description								
PART OF TH W 1/2 OF THE SW 1/4 OF SEC 18, T7S R5E, DES AS BEG AT THE SW COR OF SEC 18; TH N 0 DEG 50' 18" W 446.53 FT; TH N 88 DEG 36' 51" E 1259.65 FT; TH S 0 DEG 44' 48" E 460.51 FT; TH S 89 DEG 15' 00" W 1258.89 FT TO POB EXC A PARCEL DES AS PART OF TH W 1/2 OF THE SW 1/4 OF SEC 18, T7S R5E, DES AS BEG AT THE SW COR OF SEC 18; TH N 0 DEG 50' 18" W 335.00 FT; TH N 89 DEG 15' 00" E 260.05 FT; TH S 0 DEG 50' 18" E 335.00 FT; TH S 89 DEG 15' 00" W 260.05 FT TO POB.								
CONTAINING 11.11 AMOL								
SPLIT FROM BL0-218-3650-00 6/21/2022								
Comments/Influences								
SPLIT 6/21/2022 WITH VARIANCE GRANTED BY ZBA ON JUNE 9, 2022								
VARIANCE GRANTED FOR MINIMUM WIDTH AND MINIMUM AREA								
PARENT PARCEL: BL0-218-3650-00								
CHILDREN PARCELS: BL0-218-3625-00, BL0-218-3675-00								
SPLIT/COMB. ON 01/12/2009 COMPLETED / STUBBLIB /								
PARENT PARCEL(S): BL0-218-3050-00; CHILD PARCEL(S): BL0-218-3650-00, BL0-218-3055-00;								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Village of Blissfield, County of Lenawee, Michigan								

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
		CRR 09/23/2020 INSPECTED	2023	35,900	0	35,900			35,900S
			2022	0	0	0			0
			2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
D & J GLOBAL DEVELOPMENT THUNDER BAY HOLDINGS, LLC	GRACIOUS WAVES LLC	0	12/23/2021	QC	21-NOT USED/OTHER	2634-0640	DEED	0.0
GUADARRAMA, LLC	THUNDER BAY HOLDINGS, LLC	76,000	10/29/2021	WD	03-ARM'S LENGTH	2630-0056	PROPERTY TRANSFER	100.0
PATTERSON, PAUL & BARBALE	GUADARRAMA, LLC	0	05/22/2009	QC	21-NOT USED/OTHER	2387-265	OTHER	100.0
Property Address								
200 JOY ST BLK								
Owner's Name/Address								
GRACIOUS WAVES LLC 4699 E RIDGEVILLE RD BLISSFIELD MI 49228								

Tax Description	Improved	Vacant	2024 Est	TCV Tentative	Land Value	Estimates for Land Table	AG LD	AG	AG LD	AG	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LD DES AS COMM AT THE N1/4 COR OF SEC 31 T7S R5E TH S 1599.09 FT ALG THE E LI OF NW ERL 1/4 OF SD SEC TO THE CNTRLI OF SOUTH MONROE ST TH CONT ALG THE SD CNTRLI OF SOUTH MONROE ST TH CONT ALG THE SD CNTRLI OF SOUTH MONROE ST N87°27'31"W 541.62 FT & S84°40'10"W 199.34 FT TH LEAV CNTRLI OF S MONROE ST N 685.56 FT ALG THE W LI OF JOY ST TO A POB TH N 112.77 FT TH N89°23'50"W 218.82 FT TH N 382.82 TH S88°51'09"E 532.68 FT TH S01°04'04"W 493.06 FT TH N88°55'56"W 309.84 FT TO POB (SURVEY 5.45 AC) ALSO LD DES AS COMM AT THE N1/4 OF SD SEC TH S 568.91 FT FOR A POB TH CONT S 744.84 FT TH N87°27'31"W 433.23 FT TH N01°04'04"E 736.58 FT TH S88°32'38"E 427.41 FT TO POB (SURVEY 7.315 AC)	X	X																	

Public Improvements	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	X			2023	44,700	0	44,700			31,209C
Gravel Road	X			2022	42,100	0	42,100		42,100A	29,723C
Paved Road	X			2021	38,300	0	38,300			28,774C
Storm Sewer	X									
Sidewalk	X									
Water	X									
Sewer	X									
Electric	X									
Gas	X									
Curb	X									
Street Lights	X									
Standard Utilities	X									
Underground Utils.	X									

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

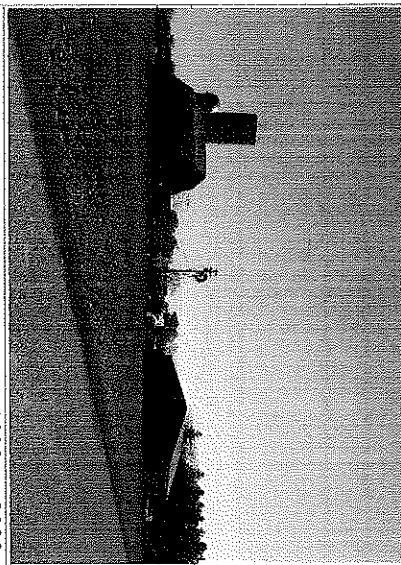
Comments/Influences  
 7/25/2018 CHANGED MAILING ADDRESS PER ASSESSOR CHRIS RENTUS-BUS

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Village of Blissfield, County of Lenawee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Pront. Trans.
CERES FARMS LLC	MI DEPT OF TREASURY	0	03/21/2022	APF	13-GOVERNMENT	2635-707	DEED	0.0
SAISBURY, COLLEEN L, ESTA	CERES FARMS LLC	0	03/15/2022	WD	20-MULTI PARCEL SALE REF	2635-706	DEED	0.0
CERES FARMS LLC		0	03/15/2022	APF	21-NOT USED/OTHER	2635-708	DEED	0.0
SAISBURY, HOWARD DUANE, D		0	10/03/2018	OTH	07-DEATH CERTIFICATE	2571-161	DEED	0.0
Property Address	Class: AGRICULTURAL-IMPR		Zoning: AA	Building Permit(s)		Date	Number	Status
11000 WEGNER RD BLK	School: BLISSFIELD COMMUNITY SCHOOLS							
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.		2024 Est TCV Tentative					
CERES FARMS LLC 806 HOWARD ST STE 200 SOUTH BEND IN 46617	Improved		X	Vacant	Land Value Estimates for Land Table AGID.AGRI. LAND			

Tax Description	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
ALL THAT PT OF THE FOLLOWING DESCRIBED PARCEL OF LD LYING W OF GOLL DRAIN DES AS THE W 1/2 OF SE 1/4 OF NE FRL 1/4 S OF T AND W RR R/W-22 ACRES EX A PARCEL CONT 1.5 ACRES COMM AT INTER-SECTION OF NYC RR AND CEMETERY RD RUNN TH SE'LY ALG NYC RR 536 FT TH S 135 FT TO CONSUMERS POWER R/W TH NW'LY ALG CONSUMERS R/W 568 FT TO CEMETERY RD TH E'LY 87 FT TO POB THAT PART OF E 1/2 OF SE 1/4 OF NW FRL 1/4 COMM AT SE COR OF SE 1/4 OF NW FRL 1/4 TH N ALG N AND S 1/4 LI 56 RDS 18.5 IKS TH W 16 RDS 17 IKS TH S PAR WITH FIRST COURSE	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	2024	107,600	0	107,600			55,306C
	<input checked="" type="checkbox"/> Level Rolling <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Landscaped <input checked="" type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input checked="" type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input checked="" type="checkbox"/> Ravine <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Plain	2023	97,300	0	97,300			52,673C
	<input checked="" type="checkbox"/> Topography of Site	2021	103,900	8,700	112,600			59,932C



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CRR	04/22/2021	INSPECTED	2024	107,600	0	107,600			55,306C
			2023	97,300	0	97,300			52,673C
			2021	103,900	8,700	112,600			59,932C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
CERES FARMS LLC	MI DEPT OF TREASURY	0	03/21/2022	AFR	13-GOVERNMENT	2635-707	DEED	0.0										
SAISBURY, COLLEEN I, ESTA	CERES FARMS LLC	0	03/15/2022	WD	20-MULTI PARCEL SALE REF	2635-706	DEED	0.0										
CERES FARMS LLC		0	03/15/2022	AFR	21-NOT USED/OTHER	2635-708	DEED	0.0										
SAISBURY, HOWARD DUANE, D		0	10/03/2018	OTH	07-DEATH CERTIFICATE	2571-161	DEED	0.0										
Property Address	Class: AGRICULTURAL-VACA		Zoning: NS	Building Permit(s)		Date	Number	Status										
11000 WEGNER RD BLK	School: BLISSFIELD COMMUNITY SCHOOLS		P.R.E. 0% Qual. Ag.															
Owner's Name/Address	: 2024 Est TCV Tentative																	
CERES FARMS LLC 806 HOWARD ST STE 200 SOUTH BRND IN 46617	Improved		X	Vacant	Land Value Estimates for Land Table AGLD.AGRI. LAND													
Tax Description	Public Improvements				* Factors *													
ALL THAT PT OF THE FOLLOWING DESCRIBED PARCEL OF LD LYING E OF GOLL DRAIN DESCRIBD AS THE W 1/2 OF SE 1/4 OF NE FRL 1/4 S OF T AND W RR R/W-22 ACRES EX A PARCEL CONT 1.5 ACRES COMM AT INTER-SECTION OF NYC RR AND CEMETERY RD RUNN TH SE'LY ALG NYC RR 536 FT TH S 135 FT TO CONSUMERS POWER R/W TH NW'LY ALG CONSUMERS R/W 568 FT TO CEMETERY RD TH E'LY 87 FT TO POB THAT PART OF E 1/2 OF SE 1/4 OF NW FRL 1/4 COMM AT SE COR OF SE 1/4 OF NW FRL 1/4 TH N ALG N AND S 1/4 LI 56 RDS 18 5 IKS TH W 16 RDS 17 IKS TH S	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utilis.					
	Topography of Site																	
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Level Rolling	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								
	CRR 04/22/2021	INSPECTED	2024	2023	76,400	0	76,400			33,071C								
			2024	2022	69,000	0	69,000			31,497C								
			2021	2021	69,300	0	69,300			31,049C								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.																																																																																																			
GOETZ, BRIAN	STATE OF MICHIGAN	0	11/28/2022	OTH	13-GOVERNMENT	2648-63	DEED	0.0																																																																																																			
GOETZ, BRIAN	MI DEPT OF TREASURY	0	01/28/2022	AFI	13-GOVERNMENT	2633-135	DEED	0.0																																																																																																			
SALSBURY FAMILY TRUST	GOETZ, BRIAN	145,000	01/25/2022	WD	03-ARM'S LENGTH	2633-134	DEED	0.0																																																																																																			
SALSBURY FAMILY TRUST	STATE OF MICHIGAN	0	05/09/2012	OTH	21-NOT USED/OTHER	2445-597	DEED	0.0																																																																																																			
Property Address		Class: AGRICULTURAL-VACA Zoning: AA Building Permit(s) Date Number Status																																																																																																									
7000 SIBBERHORN HWY BLK		School: BLISSFIELD COMMUNITY SCHOOLS																																																																																																									
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.																																																																																																									
GOETZ, BRIAN 7767 LAPP HWY RIGA MI 49276		2024 Est TCV Tentative																																																																																																									
Tax Description		Land Value Estimates for Land Table AGID.AGRI. LAND																																																																																																									
W-1/2 OF NW-1/4 OF SW-1/4 SEC 4		<table border="1"> <thead> <tr> <th>Improved</th> <th>Vacant</th> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td>AG LAND</td> <td>AG</td> <td>17.90</td> <td>Acres</td> <td>7200</td> <td>100</td> <td></td> <td></td> <td>128,880</td> </tr> <tr> <td></td> <td>X</td> <td>AG LAND</td> <td>ROW</td> <td>1.00</td> <td>Acres</td> <td>0</td> <td>100</td> <td></td> <td></td> <td>0</td> </tr> <tr> <td colspan="10">18.90 Total Acres</td> </tr> <tr> <td colspan="10">Total Est. Land Value = 128,880</td> </tr> </tbody> </table>							Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value	X		AG LAND	AG	17.90	Acres	7200	100			128,880		X	AG LAND	ROW	1.00	Acres	0	100			0	18.90 Total Acres										Total Est. Land Value = 128,880																																																							
Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value																																																																																																	
X		AG LAND	AG	17.90	Acres	7200	100			128,880																																																																																																	
	X	AG LAND	ROW	1.00	Acres	0	100			0																																																																																																	
18.90 Total Acres																																																																																																											
Total Est. Land Value = 128,880																																																																																																											
Comments/Influences		<table border="1"> <thead> <tr> <th>Public Improvements</th> <th>Topography of Site</th> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>Level Rolling</td> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td></td> <td>Low</td> <td>2023</td> <td>65,300</td> <td>0</td> <td>65,300</td> <td></td> <td></td> <td>26,934C</td> </tr> <tr> <td>X</td> <td>High Landscaped</td> <td>2022</td> <td>59,100</td> <td>0</td> <td>59,100</td> <td></td> <td></td> <td>25,652C</td> </tr> <tr> <td></td> <td>Swamp</td> <td>2021</td> <td>58,200</td> <td>0</td> <td>58,200</td> <td></td> <td></td> <td>24,833C</td> </tr> <tr> <td></td> <td>Wooded</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Pond</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Waterfront</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ravine</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Wetland</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Flood Plain</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	X	Level Rolling	2024	Tentative	Tentative	Tentative			Tentative		Low	2023	65,300	0	65,300			26,934C	X	High Landscaped	2022	59,100	0	59,100			25,652C		Swamp	2021	58,200	0	58,200			24,833C		Wooded									Pond									Waterfront									Ravine									Wetland									Flood Plain							
Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																																																																																			
X	Level Rolling	2024	Tentative	Tentative	Tentative			Tentative																																																																																																			
	Low	2023	65,300	0	65,300			26,934C																																																																																																			
X	High Landscaped	2022	59,100	0	59,100			25,652C																																																																																																			
	Swamp	2021	58,200	0	58,200			24,833C																																																																																																			
	Wooded																																																																																																										
	Pond																																																																																																										
	Waterfront																																																																																																										
	Ravine																																																																																																										
	Wetland																																																																																																										
	Flood Plain																																																																																																										
Who		CRR 04/22/2021 INSPECTED																																																																																																									

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan

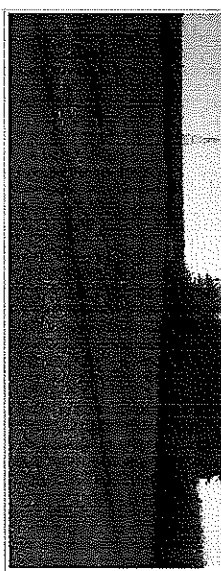
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
CERES FARMS LLC	MI DEPT OF TREASURY	0	03/21/2022	APF	13-GOVERNMENT	2635-707	DEED	0.0	
SALSBURY, COLLEEN L, ESTA	CERES FARMS LLC	630,000	03/15/2022	WD	19-MULTI PARCEL ARW'S LE	2635-706	DEED	0.0	
CERES FARMS LLC		0	03/15/2022	APF	21-NOT USED/OTHER	2635-708	DEED	0.0	
SALSBURY, HOWARD DUANE, D		0	10/03/2018	OTH	07-DEATH CERTIFICATE	2571-161	DEED	0.0	
Property Address		Class: AGRICULTURAL-VACA      Zoning: AA      Building Permit(s)							
11882 WEGNER RD		School: BLISSFIELD COMMUNITY SCHOOLS							
Owner's Name/Address		P.R.E. 100% / /      Qual. Ag.							
CERES FARMS LLC 806 HOWARD ST STE 200 SOUTH BEND IN 46617		2024 Est TCV Tentative							
Tax Description		Improved      X      Vacant		Land Value Estimates for Land Table AGID.AGRI. LAND					
SM-1/4 OF NE-1/4 OF SE-1/4 10 ACRES ALSO THAT PART OF W-1/2 OF SE-1/4 LYING E OF DRAINAGE DITCH - SEC 4		Public Improvements		* Factors *		AG LAND      AG      Frontage      Depth      Front      Depth      Rate      Adj.      Reason      Value			
Comments/Influences		Dirt Road		AG LAND      ROW		40.19      2.00      7200      100      289,368			
		Gravel Road		AG LAND      ROW		42.19      Total Acres      Total Est. Land Value =      289,368			
		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							
		CRR 04/22/2021 INSPECTED							
		2024		Tentative		Tentative		Tentative	
		2023		146,700		0		146,700	
		2022		132,600		0		132,600	
		2021		130,600		0		130,600	
		Year		Land Value		Building Value		Assessed Value	
		2024		Tentative		Tentative		Tentative	
		2023		146,700		0		146,700	
		2022		132,600		0		132,600	
		2021		130,600		0		130,600	
		Board of Review		Tribunal/Other		Taxable Value		Tentative	
		2024		Tentative		Tentative		Tentative	
		2023		146,700		0		146,700	
		2022		132,600		0		132,600	
		2021		130,600		0		130,600	

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prct. Trans.	
CERES FARMS LLC	MI DEPT OF TREASURY	0	09/15/2022	AFP	13-GOVERNMENT	2645-134	DEED	0.0	
SOFF, EMMA A, DEC'D	CERES FARMS LLC	628,300	07/06/2022	WD	03-ARM'S LENGTH	2643-351	DEED	0.0	
SOFF, EMMA A, DEC'D	SOFF, EMMA, REVOCABLE LI	0	01/05/2022	OTH	07-DEATH CERTIFICATE	2642-774	DEED	0.0	
SOFF, EMMA A	SOFF, EMMA, REVOCABLE LI	100	07/02/2015	WD	14-INTO/OUT OF TRUST	2514-257	DEED	0.0	
Property Address		Class: AGRICULTURAL-TMPR Zoning: AA Building Permit(s) Date Number Status							
9115 RODESIER HWY		School: BLISSFIELD COMMUNITY SCHOOLS							
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.							
CERES FARMS LLC 806 HOWARD #200 SOUTH BEND IN 46617		2024 Est TCV Tentative							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table AGID.AGRI. LAND			
ALL NW 1/4 N OF RR EX 20 ACRES OFF SE COR		Public Improvements				* Factors *			
- ALSO EX LD BEG AT NE COR OF NW 1/4 SEC 13 TH W ALG N LI OF SD SEC 465 FT FOR FUR		Dirt Road		Frontage		Depth		Rate %Adj. Reason	
POB TH W ALG N LI SD SEC 240 FT TH S 225 FT TH E 240 FT TH N 225 FT TO POB CONT		Gravel Road		AG LAND		85.40 Acres		7200 100	
.966 ACRES ALSO EX LD BEG 541.2 FT S FROM NW COR SEC 13 TH SE'LY PAR TO ERIE AND		Paved Road		AG LAND		1.80 Acres		0 100	
KAL RR TRACK AND 170.2 FT NE'LY FROM SD RACK 1049.4 FT TH SW'LY 128.2 FT TH SE'LY PAR TO CTR OF SD TRACK AND 50 FT		Storm Sewer		ROW		87.20 Total Acres		Total Est. Land Value = 614,880	
THEREFROM TO S LI OF NW 1/4 TH W'LY ON S LI TO APT 50 FT FROM CTR OF SD TRACK AT PT ANG TH NW'LY PAR WITH CTR OF SD TRACK		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utilis.							
		Topography of Site							
		X Level Rolling							
		Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Who		When		What		Year	
		DCR 10/03/2023		INSPECTED		2023		311,700	
		CRR 05/14/2021		INSPECTED		2022		267,900	
						2021		251,900	
								3,400	
								2,300	
								2,000	
								315,100	
								270,200	
								253,900	
								101,986C	
								97,130C	
								94,028C	

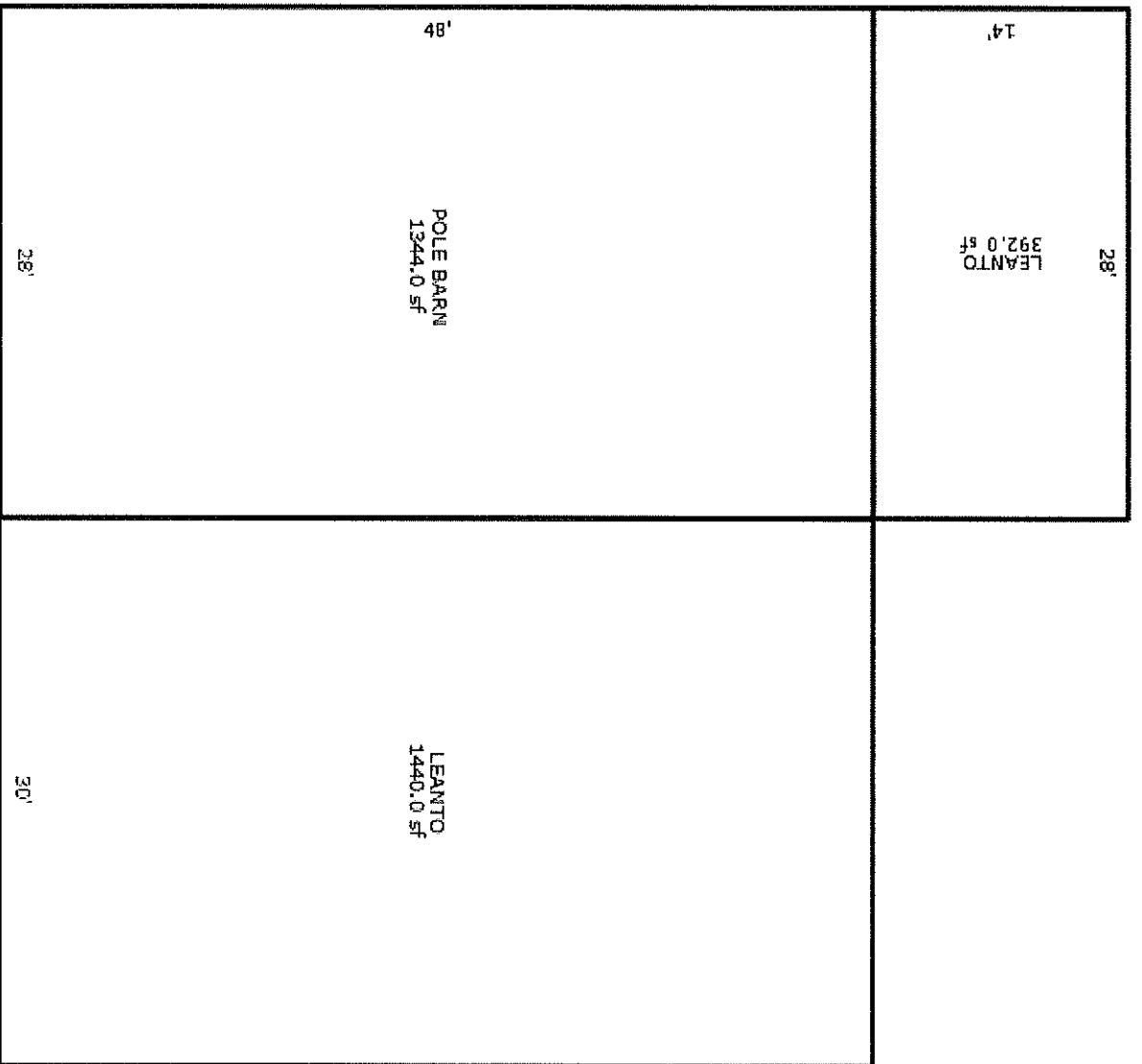


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan

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

Building Type	Barn - General Purpose	Utility Lean-Tos	Utility Lean-Tos	
Year Built	1920	1920	1950	
Class/Construction	D,Frame	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	4 Wall, 152	4 Wall, 84	4 Wall, 156	
Height	18	16	16	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	48 x 28 = 1344	28 x 14 = 392	48 x 30 = 1440	
Cost New	\$ 41,678	\$ 4,520	\$ 12,960	
Phy./Func./Econ. %Good	20/45/100 9.0	20/40/100 8.0	21/50/100 10.5	
Depreciated Cost	\$ 3,751	\$ 362	\$ 1,361	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.168	X 1.168	X 1.168	
% Good	20	20	21	
Est. True Cash Value	\$ 4,381	\$ 422	\$ 1,589	
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6392 / All Cards: 6392				

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



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

Parcel Number: 46RGO-130-1300-00

Jurisdiction: RIGA TOWNSHIP

County: LENAWEE

Printed on

01/28/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
BIERMAN, FRANKLYN C	BIERMAN, FRANKLYN C, LAYI	0	08/17/2022	QC	14-INPC/OUT OF TRUST	2643-879	DEED	0.0	
BIERMAN, SHANE C, ETAL	MI DEPT OF TREASURY	0	01/10/2022	AFI	13-GOVERNMENT	2632-185	DEED	0.0	
THOMPSON, MELVIN A, JLT	BIERMAN, SHANE C	513,660	12/30/2021	WD	19-MULTI PARCEL ARM'S LE	2632-183	DEED	0.0	
THOMPSON, TERESA ROSE, DE		0	05/21/2021	OTH	07-DEATH CERTIFICATE	2632-10	DEED	0.0	
Property Address	Class: AGRICULTURAL-VACA		Zoning: AA	Building Permit(s)	Date	Number	Status		
9000 E RIDGEVILLE RD BLK	School: BISSFIELD COMMUNITY SCHOOLS		P.R.E. 100% 01/27/2022 Qual. Ag.						
Owner's Name/Address	2024 Est TCV Tentative								
BIERMAN, SHANE C	Land Value Estimates for Land Table AGD.AGRI. LAND								
CHARLES BIERMAN & F BIERMAN TRUST	Improved	X	Vacant						
11505 RIGA HWY	Public								
BISSFIELD MT 49228	Improvements								
Tax Description	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	Adj. Reason	Value
NE 1/4 OF NW 1/4 SEC 30	Paved Road	AG LAND	AG	39.03	Acres	7200	100		281,016
Comments/Influences	Storm Sewer	AG LAND	ROW	1.00	Acres	0	100		0
9/15/15 ADDRESS CHANGED PER CHRIS	Sidewalk	40.03 Total Acres		Total Acres	Total Est. Land Value =				281,016
9/4/18 ADDRESS CHANGED PER TAX BILL	Water								
5/11/20 MAILING ADDRESS CHANGED PER	Sewer								
TOWNSHIP - AB	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utililites								
	Underground Utilis.								
	Topography of Site								
	X Level Rolling								
	X Low								
	X High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
		CRR 03/26/2018 INSPECTED	2023	142,500	0	142,500			55,599C
			2022	128,800	0	128,800			52,952C
			2021	126,800	0	126,800			51,261C

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
STATE OF MICHIGAN	BAKER & GOBLE	0	06/16/2022	OTH	13-GOVERNMENT	2641-621	DEED	0.0	
IFFLAND FARMS LLC	MI DEPT OF TREASURY	0	06/14/2022	AFB	13-GOVERNMENT	2640-960	DEED	0.0	
GOBLE, MARGARET A, TRUST	IFFLAND FARMS LLC	380,000	06/08/2022	WD	03-ARMY'S LENGTH	2640-959	DEED	0.0	
GOBLE, MARGARET ANNE, DEC		0	10/23/2018	OTH	07-DEATH CERTIFICATE	2623-800	DEED	0.0	
Property Address	Class: AGRICULTURAL-VACA Zoning: AA Building Permit(s) Date Number Status								
13000 THOMPSON HWY BLK	School: BLISSFIELD COMMUNITY SCHOOLS								
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.								
IFFLAND FARMS LLC 12884 RIGA HWY OTTAWA LAKE MI 49267	2024 Est TCV Tentative								
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table AGID.AGRI. LAND					
S 54.45 ACRES OF THE W 93 ACRES OF NW ERL	Public Improvements								
1/4 SEC 6 T9S R5E EXC LD BEG 532 FT N 87	Dirt Road								
DEG 17'E FROM NW COR SEC 6 T9S-R5E RUNN	Gravel Road								
TH N 87 DEG 17'E ALG N SEC LI 1023.82 FT	Paved Road								
TH S1^27'E 1083.50 FT TH S 89 DEG 16' W	Storm Sewer								
1561.49 FT TH N 1 DEG 27'W ALG W SEC LI	Sidewalk								
783.50 FT TH N 89 DEG 17'E 532 FT TH N 1	Water								
DEG 27'W 300 FT TO POB	Sewer								
Comments/Influences	Electric								
10/24/19 ADDRESS CHANGED PER TWP	Gas								
TREASURER	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utilis.								
	Topography of Site								
	X	Level Rolling							
	X	Low							
	X	High Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CRR	04/05/2018	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
			2023	177,700	0	177,700			67,368C
			2022	160,400	0	160,400			64,160C
			2021	154,400	0	154,400			62,111C

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

5



Blissfield Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-230-3100-00	9012 E US-223	12/17/21	\$908,132	CD	03-ARM'S LENGTH	\$908,132	\$405,900
BL2-230-3120-00	9178 E US-223	11/03/21	\$774,969	WD	03-ARM'S LENGTH	\$774,969	\$316,500
BL2-310-0171-00	631 W ADRIAN ST	08/04/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$64,800
BL2-310-0281-00	601 W ADRIAN ST	12/30/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$63,200
BL2-510-0040-00	321 E ADRIAN ST	10/14/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,300
<b>Totals:</b>						<b>\$2,158,001</b>	<b>\$917,700</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
44.70	\$973,697	\$72,000	\$836,132	\$1,067,097	0.784	16,690	\$50.10	COM	
40.84	\$760,597	\$76,458	\$698,511	\$809,632	0.863	4,132	\$169.05	COM	
32.42	\$164,056	\$13,819	\$186,081	\$177,795	1.047	1,536	\$121.15	COM	
42.13	\$184,848	\$15,340	\$134,660	\$200,601	0.671	2,020	\$66.66	COM	
53.84	\$120,289	\$28,194	\$96,806	\$108,988	0.888	5,268	\$18.38	COM	
	\$2,203,487		\$1,952,190	\$2,364,114			\$85.07		
42.53				E.C.F. =>	0.826			Std. Deviation=>	0.13841046
7.71				Ave. E.C.F. =>	0.850			Ave. Variance=>	9.8451

Dev. by Mean (%)	Land Value	Land Table	Property Class
6.6926	\$72,000	COMMERCIAL	201
1.2268	\$33,000	COMMERCIAL	201
19.6119	\$4,875	COMMERCIAL	201
17.9202	\$6,750	COMMERCIAL	201
3.7741	\$11,000	COMMERCIAL	201
<b>2.4724</b>			

Coefficient of Var=>

Blissfield Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-230-3100-00	9012 E US-223	12/17/21	\$908,132	CD	03-ARM'S LENGTH	\$908,132	\$405,900
BL2-230-3120-00	9178 E US-223	11/03/21	\$774,969	WD	03-ARM'S LENGTH	\$774,969	\$316,500
BL2-232-2620-00	300 SHERMAN ST	01/31/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$9,800
BL2-310-0171-00	631 W ADRIAN ST	08/04/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$64,800
BL2-510-0040-00	321 E ADRIAN ST	10/14/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,300
<b>Totals:</b>			<b>\$2,058,001</b>			<b>\$2,058,001</b>	<b>\$864,300</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
44.70	\$985,697	\$6,435	\$84,000	4.20	4.20	\$1,532	\$0.04	COM	2632-0299
40.84	\$770,597	\$47,372	\$43,000	1.80	1.80	\$26,318	\$0.60	COM	2630-0875
19.60	\$50,000	\$50,000	\$50,000	2.50	2.50	\$20,000	\$0.46	COM	2633-0508
32.42	\$166,006	\$40,719	\$6,825	0.20	0.20	\$208,815	\$4.79	COM	2643-0650
53.84	\$124,689	\$15,711	\$15,400	0.44	0.44	\$35,707	\$0.82	COM	2646-0835
	\$2,096,989	\$160,237	\$199,225	9.14	9.14				
42.00			Average			Average			
12.97			per FF=>		17,541.00	per Net Acre=>	per SqFt=>		
							\$0.40		

**Land Table Class**

COMMERCIAL 201

COMMERCIAL 201

COMMERCIAL 202

COMMERCIAL 201

COMMERCIAL 201

---

Blissfield Downtown Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-232-2570-00	500 E ADRIAN ST	01/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$231,300	72.28
BL2-232-2600-00	505 E ADRIAN ST	01/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$231,300	72.28
BL2-310-0281-00	601 W ADRIAN ST	12/30/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$63,200	42.13
BL2-460-0331-00	602 W ADRIAN ST	05/30/21	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$25,200	72.00
BL2-620-0410-00	120 E ADRIAN ST	12/22/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$66,000	45.99
BL2-620-0471-00	111 GILES ST	10/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,300	37.24
BL2-620-0512-00	131 S LANE ST	01/30/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$43,200	30.86
BL2-620-0704-00	204 S LANE ST	02/02/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$49,100	29.76
<b>Totals:</b>			<b>\$1,443,500</b>			<b>\$1,443,500</b>	<b>\$772,600</b>	

Sale. Ratio => 53.52

Std. Dev. => 18.87

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$498,945	\$75,083	\$244,917	\$399,894	0.612	4,554	\$53.78	COM-E	5.2787
\$435,062	\$75,083	\$244,917	\$399,894	0.612	4,554	\$53.78	COM-E	5.2787
\$187,548	\$18,040	\$131,960	\$200,601	0.658	2,020	\$65.33	COM-W	0.7419
\$62,154	\$4,200	\$30,800	\$68,585	0.449	879	\$35.04	COM-W	21.6162
\$148,804	\$24,980	\$118,520	\$197,486	0.600	3,234	\$36.65	042	6.5100
\$181,634	\$11,547	\$158,453	\$271,271	0.584	2,512	\$63.08	042	8.1129
\$97,252	\$1,075	\$138,925	\$153,392	0.906	2,944	\$47.19	042	24.0442
\$115,306	\$1,250	\$163,750	\$181,907	0.900	3,090	\$52.99	042	23.4941
<b>\$1,726,705</b>		<b>\$1,232,242</b>	<b>\$1,873,030</b>			<b>\$50.98</b>		<b>0.7355</b>

E.C.F. => 0.658      Std. Deviation=> 0.15864749  
Ave. E.C.F. => 0.665      Ave. Variance=> 11.8846      Coefficient of Var=>



Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$40,700	BL2-232-2600-00	COMMERCIAL	202	0
	\$40,700	BL2-232-2570-00	COMMERCIAL	201	0
	\$9,450		COMMERCIAL	201	0
	\$4,200		COMMERCIAL	201	0
TWO STORY	\$11,250		COMMERCIAL DOWNTOWN	201	54
	\$7,750		COMMERCIAL DOWNTOWN	201	0
	\$1,075		COMMERCIAL DOWNTOWN	201	0
	\$1,250		COMMERCIAL DOWNTOWN	201	0

17.86503272

Blissfield Downtown Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-620-0410-00	120 E ADRIAN ST	12/22/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$66,000	45.99
BL2-620-0471-00	111 GILLES ST	10/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,300	37.24
BL2-620-0512-00	131 S LANE ST	01/30/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$43,200	30.86
BL2-620-0525-00	122 S LANE ST	04/14/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,600	23.86
BL2-620-0704-00	204 S LANE ST	02/02/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$49,100	29.76
<b>Totals:</b>			<b>\$763,500</b>			<b>\$763,500</b>	<b>\$256,200</b>	

Sale. Ratio =>

33.56

Std. Dev. =>

8.42

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libert/Page	Class
\$146,554	\$5,946	\$9,000	0.45	0.45	\$13,213	\$0.30	042 2649-0096	201	
\$180,084	(\$3,884)	\$6,200	0.31	0.31	(\$12,529)	(\$0.29)	042 2628-0275	201	
\$97,037	\$43,823	\$860	0.04	0.04	\$1,019,140	\$23.40	042 2650-0277	201	
\$82,346	\$64,134	\$1,480	0.07	0.07	\$866,676	\$19.90	042 2638-0039	201	
\$115,056	\$50,944	\$1,000	0.05	0.05	\$1,018,880	\$23.39	042 2650-0498	201	
\$621,077	\$160,963	\$18,540	0.93	0.93					
Average			Average		Average		Average		
per FF=>			per Net Acre=>		per SqFt=>		\$3.99		
			173,638.62						

6

Blissfield Township Industrial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
XH0-000-0042-00	207 W MAIN ST	\$75,000	06/02/21	WD	03-ARMS LENGTH	\$1,794	\$73,206	\$268,672	0.272
XH0-000-2010-00	200 E MAIN ST	\$63,000	08/17/23	WD	03-ARMS LENGTH	\$24,392	\$38,608	\$155,440	0.248
XH0-345-0400-00	105 N CHURCH ST	\$85,000	04/23/21	WD	03-ARMS LENGTH	\$2,898	\$82,102	\$269,796	0.304
XM0-000-0035-00	ALLEY	\$30,000	12/05/22	LC	03-ARMS LENGTH	\$3,450	\$26,550	\$32,303	0.822
XM0-000-0151-00	219 W MAIN ST	\$55,000	02/18/22	LC	03-ARMS LENGTH	\$4,140	\$50,860	\$92,464	0.550
XM0-300-0375-00	128 N WASHINGTON ST	\$40,000	05/22/22	WD	03-ARMS LENGTH	\$20,700	\$19,300	\$57,552	0.335
MDO-101-4150-00	1610 E MAUMEE ST	\$432,000	12/15/22	WD	03-ARMS LENGTH	\$124,190	\$307,810	\$589,650	0.522
XAO-260-0006-00	360 MULZER AVE	\$120,000	11/12/21	WD	03-ARMS LENGTH	\$18,000	\$102,000	\$147,767	0.690
XAO-705-0018-00	516 MICHIGAN AVE	\$200,000	05/19/21	LC	03-ARMS LENGTH	\$30,998	\$169,002	\$176,415	0.958
							\$869,438	\$1,790,059	0.486

Due to no Industrial Building sales in Blissfield Township, sales from outside of Blissfield Township were utilized to develop the 2024 Industrial ECF. ECF of 0.486 was utilized for the 2024 year.

ECF Area	Class	Cur. Appraisal	Land Table	Sale Price	Asd. when Sold	Asd/Adj. Sale	Floor Area	\$/Sq.Ft.	Land Value
CV/IND	201	\$125,652	STUDY-CV/IND XH & XM	\$75,000	\$25,500	34.00	4,800	\$15.25	\$1,794
CV/IND	201	\$96,050	STUDY-CV/IND XH & XM	\$63,000	\$44,600	70.79	3,450	\$11.19	\$15,916
CV/IND	201	\$127,274	STUDY-CV/IND XH & XM	\$85,000	\$40,400	47.53	7,995	\$10.27	\$2,898
CV/IND	201	\$27,677	STUDY-CV/IND XH & XM	\$30,000	\$14,100	47.00	2,400	\$11.06	\$3,450
CV/IND	201	\$73,488	STUDY-CV/IND XH & XM	\$55,000	\$35,400	64.36	5,448	\$9.34	\$4,140
CV/IND	201	\$80,036	STUDY-CV/IND XH & XM	\$40,000	\$15,200	38.00	2,903	\$6.65	\$20,700
IND	301	\$661,361	STUDY-IND	\$432,000	\$344,600	79.77	14,464	\$21.28	\$43,301
IND	301	\$115,526	STUDY-IND	\$120,000	\$73,800	61.50	10,056	\$10.14	\$18,000
IND	301	\$147,432	STUDY-IND	\$200,000	\$102,500	51.25	25,700	\$6.58	\$30,998

Blissfield Township Industrial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	SQ FT
XAO-260-0006-00	301	11/12/21	WD	0.72	03-ARM'S LENGTH	\$120,000	\$73,800	61.50	31363.20
CL0-116-4105-00	302	07/16/21	WD	92.49	19-MULTI PARCEL ARM'S LENGTH	\$750,000	\$177,700	23.69	4028864.40
CL0-116-2200-00	301	04/04/22	WD	357.56	19-MULTI PARCEL ARM'S LENGTH	\$3,000,000	\$620,700	20.69	15575487.84
XHO-117-3615-00	301	05/28/21	WD	14.52	03-ARM'S LENGTH	\$550,000	\$134,400	24.44	632404.08
XMO-410-0820-00	201	06/29/23	WD	0.20	03-ARM'S LENGTH	\$7,500	\$6,200	82.67	8712.00
XAO-705-0018-00	301	05/19/21	LC	1.54	03-ARM'S LENGTH	\$200,000	\$102,500	51.25	67082.40

Due to no industrial land sale in the Township of Blissfield, sales of industrial parcels from other townships/cities were utilized to develop the 2024 industrial land values.

Acresage Table 'A'

Description: INDUSTRIAL

ESTIMATED LAND VALUES

Enter the Estimated Land Value for each of these sizes:

1 Acre:	16,500	3 Acre:	30,000	10 Acre:	100,000	30 Acre:	300,000
1.5 Acre:	21,500	4 Acre:	40,000	15 Acre:	150,000	40 Acre:	400,000
2 Acre:	25,000	5 Acre:	50,000	20 Acre:	200,000	50 Acre:	0
2.5 Acre:	27,500	7 Acre:	70,000	25 Acre:	250,000	100 Acre:	0

Acresage Table 'B'

Description: IND SMALL PARCELS

ESTIMATED LAND VALUES

Enter the Estimated Land Value for each of these sizes:

1 Acre:	20,000	3 Acre:	0
1.5 Acre:	30,000	4 Acre:	0
2 Acre:	40,000	5 Acre:	0
2.5 Acre:	0	7 Acre:	0

Land Residual	Rate per Acre	1st acre rate	Net Acres	1st Acre Rate	Dollars/SqFt	Street Address	Cur. Appraisal	ECF Area
\$4,889	6,790.28	\$5,762	0.72	\$6,790	\$0.16	360 MULZER AVE	\$158,095	IND
\$750,000	8,108.98	\$77,986	94.29	\$7,954	\$0.18	10000 TEC-CLINTON HWY	\$355,453	201CL
\$2,997,890	8,384.21	\$158,540	357.56	\$8,384	\$0.19	10555 TEC-CLINTON HWY	\$1,249,425	201CL
\$339,770	23,403.36	\$89,173	14.52	\$23,403	\$0.54	3985 MUNSON HWY	\$322,700	3001
\$2,820	14,100.00	\$6,306	0.20	\$14,100	\$0.32	211 NORTH ST	\$12,608	212
\$62,573	40,631.82	\$50,423	1.54	\$40,632	\$0.93	516 MICHIGAN AVE	\$211,449	IND
				\$16,877	\$0.39			



Sale Price	Libert/Page	Est. Land Value	Other Parcels in Sale
\$120,000	2629:0347	\$42,984	
\$750,000	2622-819	\$355,453	CI0-116-2725-00, CI0-116-1365-00, TE0-121-2050-00, TE0-121-2480-00, TE0-121-2300-00
\$3,000,000	2637-388	\$1,247,315	CI0-116-1305-00
\$550,000	2621 0452	\$124,359	XH0-117-3000-00
\$7,500	2656-733	\$7,928	
\$200,000	2619:0738	\$74,022	

**Land Table**

**INDUSTRIAL**

CL301 - INDUSTRIAL

CL301 - INDUSTRIAL

**INDUSTRIAL**

**COMMERCIAL MORENCI**

**INDUSTRIAL**

7

Neighborhoods Used: 0B7.ASSESSOR'S PLAT #1 BL

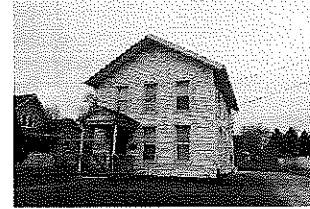
317 E JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0310-00	02/09/2023 0B7	401	205,000	18,480
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	186,520	177,214
				E.C.F.
				1.053



216 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0040-00	12/20/2022 0B7	401	135,000	9,240
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	59	125,760	123,715
				E.C.F.
				1.017



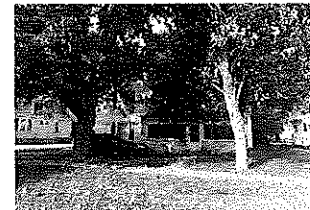
222 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0070-00	12/02/2022 0B7	401	160,000	12,633
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	147,367	147,316
				E.C.F.
				1.000



414 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-1160-00	10/14/2022 0B7	401	170,500	17,724
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	53	152,776	129,525
				E.C.F.
				1.180



414 JIPSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-610-0070-00	10/11/2022 0B7	401	190,000	21,770
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	168,230	162,199
				E.C.F.
				1.037



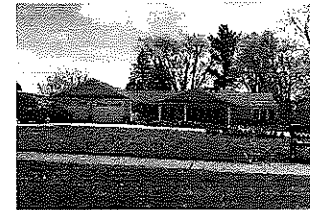
408 JIPSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-610-0040-00	07/19/2022 0B7	401	240,000	10,769
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	229,231	198,761
				E.C.F.
				1.153



411 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-1020-00	03/31/2022 0B7	401	277,900	36,453
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	241,447	238,759
				E.C.F.
				1.011



304 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-1080-00	03/26/2022 0B7	401	337,000	38,148
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	63	298,852	339,853
				E.C.F.
				0.879



Neighborhoods Used: 0B7.ASSESSOR'S PLAT #1 BL

219 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
L2-300-0020-00	03/08/2022 0B7	401	140,000	18,763	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	65	121,237	125,640	0.965



517 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-300-0850-00	12/28/2021 0B7	401	135,000	12,420	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	62	122,580	114,242	1.073



303 E JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-300-0260-00	11/18/2021 0B7	401	150,000	7,140	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	50	142,860	103,175	1.385



Neighborhoods Used: 0E7.ASSESSOR'S PLAT #1 BL

Single Family Computed Costs by Manual

Table with 7 columns: Style, BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY. Values range from 0 to 778,057.

Total Single Family Costs by Manual : 1,860,399
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY. Values range from 0 to 827,798.

Total Single Family Sale Residual Values : 1,936,860
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 11, 0, 3.57, 4.93, 1.005.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY. Values are mostly 1.000(0) with some variations like 0.879(1).



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TAYLOR, JON P	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	219 E ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2635-0221	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL
<b>Mailing Address:</b>	TAYLOR, JON P 219 E ADRIAN ST BLISSFIELD MI 49228	<b>Description:</b>	LOT 2 ASSESSORS PLAT NO 1 VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 03/08/2022 for 140,000 by LABUDDA, TAMMY K.

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

**Liber/Page:** 2635-0221

## Most Recent Permit Information

Permit PM230032 on 09/11/2023 for \$0 category Mechanical.

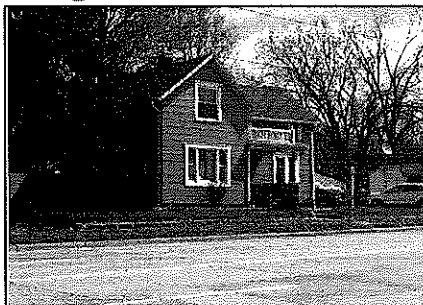
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	65,600	<b>2023 Taxable:</b>	65,600	<b>Acreage:</b>	0.39
<b>Zoning:</b>	C-3	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
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: 1,284  
Ground Area: 976  
Garage Area: 520  
Basement Area: 976  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-0040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HENSLEY, PAUL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	216 E ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2649-0012	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
HENSLEY, PAUL	LOT 4 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD		
216 E ADRIAN ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 12/20/2022 for 135,000 by PERRY, VICKI.

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

**Liber/Page:** 2649-0012

## Most Recent Permit Information

Permit 17-0046 on 07/03/2017 for \$0 category REMODEL.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	60,100	<b>2023 Taxable:</b>	60,100	<b>Acreage:</b>	0.22
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,538  
Ground Area: 938  
Garage Area: 484  
Basement Area: 938  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-0070-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PAULSON, BROOKE A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	222 E ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2649-0587	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
PAULSON, BROOKE A 222 E ADRIAN ST BLISSFIELD MI 49228	E 83 FT OF LOT 7 - ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL

## Most Recent Sale Information

Sold on 12/02/2022 for 160,000 by HINDE, PATRICK H, TRUST.

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

**Liber/Page:** 2649-0587

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	72,400	<b>2023 Taxable:</b>	72,400	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,500  
Ground Area: 1,200  
Garage Area: 360  
Basement Area: 1,200  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-0260-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	FOREMAN, TIFFANY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	303 E JEFFERSON ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2629-0941	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
FOREMAN, TIFFANY 303 E JEFFERSON ST BLISSFIELD MI 49228	LOT 26 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL

## Most Recent Sale Information

Sold on 11/18/2021 for 150,000 by PACAK, TANYA.

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

**Liber/Page:** 2629-0941

## Most Recent Permit Information

None Found

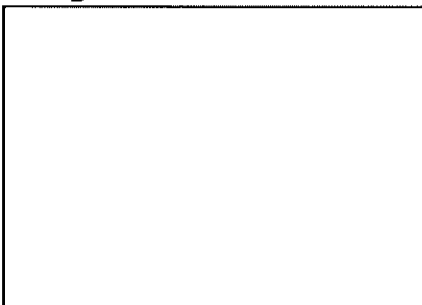
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	50,000	<b>2023 Taxable:</b>	44,310	<b>Acreage:</b>	0.17
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 50  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,480  
Ground Area: 1,024  
Garage Area: 480  
Basement Area: 1,024  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-0310-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KLEMM, ANDREA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	317 E JEFFERSON ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2650-0973	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
KLEMM, ANDREA	LOT 31 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
317 E JEFFERSON ST		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL

## Most Recent Sale Information

Sold on 02/09/2023 for 205,000 by THOMPSON, DENNIS & LINDA.

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

**Liber/Page:** 2650-0973

## Most Recent Permit Information

Permit PE230005 on 03/22/2023 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	88,700	<b>2023 Taxable:</b>	70,239	<b>Acreage:</b>	0.44
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000 (Cond. 1st)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 61  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,824  
Ground Area: 992  
Garage Area: 360  
Basement Area: 992  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-0850-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JOHNSON, GEWN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	517 S LANE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2631-0837	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
JOHNSON, GEWN 7951 WADDING DR ONSTED MI 49265	LOT 85 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 12/28/2021 for 135,000 by TODD, CASSANDRA K.

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

**Liber/Page:** 2631-0837

## Most Recent Permit Information

None Found

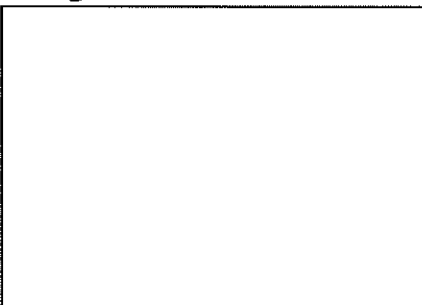
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	57,400	<b>2023 Taxable:</b>	51,660	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: C+10  
Style: CONVENTIONAL  
Exterior: Wood Siding  
% Good (Physical): 62  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 872  
Ground Area: 872  
Garage Area: 252  
Basement Area: 872  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-1020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KAUFFMAN, JEFFREY A & JILL A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	411 S LANE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2638-0107	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		

## Mailing Address:

KAUFFMAN, JEFFREY A & JILL A  
411 S LANE ST  
BLISSFIELD MI 49228

## Description:

LOT 102 ASSESSORS PLAT NO 1 OF THE VILL OF BLISSFIELD ALSO LD DES AS COMM AT THE SW'ERLY COR OF LD NOW OR FORMERLY OWNED BY PETER FISHER RUNN TH E'ERLY ALG THE S'ERLY LI OF SD FISHER'S LD 10 1/3 RDS TH S'ERLY AT RIGHT ANGLES TO THE LAST NAMED LI 5 RDS & 10 FT TO LD FORMERLY OWNED BY EDWIN YOUNGS & SARAH L YOUNGS TH WESTERLY PARALLEL WITH THE FIRST MENTIONED LI 10 1/3 RDS TO THE E'ERLY LI OF LANE ST TH N'ERLY ALG THE E'ERLY LI OF LANE ST 5 RDS & 10 FT TO THE POB EXC THEREFROM A STRIP OF LD 8 FT & 3 INCHES IN WIDTH OFF THE S LIDE OF LANDS ABOVE DESC & SOLD TO EDWIN YOUNGS & SARAH L YOUNGS BEING THE SAME LAND HERETOFORE CONVEYED IN 2 PARCELS BY MARY EARLES TO MERRICK WING

## Most Recent Sale Information

Sold on 03/31/2022 for 277,900 by BROWN, KAY L, TRUST.

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

**Liber/Page:** 2638-0107

## Most Recent Permit Information

Permit 15-0005 on 04/09/2015 for \$0 category DECK/PORCH.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	124,200	<b>2023 Taxable:</b>	124,200	<b>Acreage:</b>	0.33
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1946  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Alum., Vinyl  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,844  
Ground Area: 1,844  
Garage Area: 864  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-1080-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GARLICK, ADAM & LEIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	304 S LANE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2639-0005	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
GARLICK, ADAM & LEIA	LOT 108 ASSESSORS PLAT NO 1 OF THE VILL OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
304 S LANE ST		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL

## Most Recent Sale Information

Sold on 03/26/2022 for 337,000 by MONTEY, PAUL D & GRETCHEN.

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

**Liber/Page:** 2639-0005

## Most Recent Permit Information

Permit PB210022 on 05/05/2021 for \$23,196 category Res. Add/Alter/Repair.

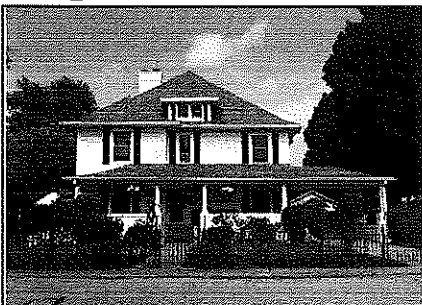
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	170,900	<b>2023 Taxable:</b>	170,900	<b>Acreage:</b>	0.44
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: C+10  
Style: TWO STORY  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 6  
Full Baths: 2 Half Baths: 1  
Floor Area: 3,466  
Ground Area: 1,733  
Garage Area: 1,344  
Basement Area: 1,673  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-300-1160-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TRUMBULL, KENNETH J JR	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	414 S LANE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2646-0452	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
TRUMBULL, KENNETH J JR CHURCHILL, JONATHAN 221 GASNER ST BLISSFIELD MI 49228	LOT 116 ASSESSORS PLAT NO 1 OF THE VILL OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL

## Most Recent Sale Information

Sold on 10/14/2022 for 170,500 by ROUSE, LEIA.

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

**Liber/Page:** 2646-0452

## Most Recent Permit Information

Permit PB230042 on 08/30/2023 for \$0 category Res. Add/Alter/Repair.

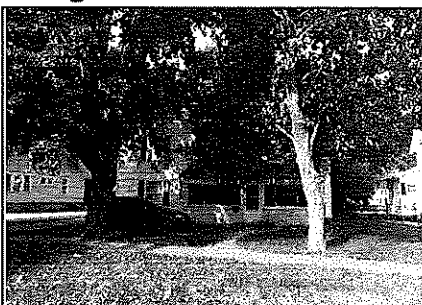
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,000	<b>2023 Taxable:</b>	67,000	<b>Acreage:</b>	0.33
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 53  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,831  
Ground Area: 1,167  
Garage Area: 416  
Basement Area: 1,167  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/29/2024 6:15 AM

<b>Parcel:</b>	BL2-610-0040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	AUSMUS, AMANDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	408 JIPSON ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2642-0550	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
AUSMUS, AMANDA	LOT 4 LANES ADDITION TO BLISSFIELD VILLAGE	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
408 JIPSON ST		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL

## Most Recent Sale Information

Sold on 07/19/2022 for 240,000 by MIKLOS, BRIAN & EMILY.

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

**Liber/Page:** 2642-0550

## Most Recent Permit Information

Permit PE200012 on 06/22/2020 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	94,600	<b>2023 Taxable:</b>	94,600	<b>Acreage:</b>	0.25
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1901  
Occupancy: Single Family  
Class: C+10  
Style: CONVENTIONAL  
Exterior: Alum., Vinyl  
% Good (Physical): 61  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,982  
Ground Area: 1,142  
Garage Area: 540  
Basement Area: 1,142  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:16 AM

<b>Parcel:</b>	BL2-610-0070-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GLASS, HALIE S & TANNER A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	414 JIPSON ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2646-0243	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B7 ASSESSOR'S PLAT #1 BL
<b>Mailing Address:</b>		<b>Description:</b>	
GLASS, HALIE S & TANNER A 414 JIPSON ST BLISSFIELD MI 49228		THAT PART OF LOTS 6 & 7 LYING S'LY OF A LI DRAWN FROM A PT IN W'LY LI OF LOT 6 WHICH PT IS 13 FT N'LY FROM SW COR LOT 6 TO A PT IN E'LY LI OF LOT 7 WHICH PT IS 8 FT S FROM NE COR LOT 7 - LANES ADDITION TO BLISSFIELD VILLAGE	

## Most Recent Sale Information

Sold on 10/11/2022 for 190,000 by HANDY, TANNER.

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

**Liber/Page:** 2646-0243

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	83,200	<b>2023 Taxable:</b>	83,200	<b>Acreage:</b>	0.29
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+5  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 68  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,260  
Ground Area: 840  
Garage Area: 584  
Basement Area: 840  
Basement Walls:  
Estimated TCV: Tentative

## Image



Assessors Plat #1 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-300-0020-00	219 E ADRIAN ST	03/08/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57
BL2-300-0040-00	216 E ADRIAN ST	12/20/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,900	37.70
BL2-300-0070-00	222 E ADRIAN ST	12/02/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,300	38.31
BL2-300-0260-00	303 E JEFFERSON ST	11/18/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,500	27.00
BL2-300-0310-00	317 E JEFFERSON ST	02/09/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$74,200	36.20
BL2-300-0850-00	517 S LANE ST	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48
BL2-300-1080-00	304 S LANE ST	03/26/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,500	40.50
BL2-300-1160-00	414 S LANE ST	10/14/22	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$57,600	33.78
BL2-610-0040-00	408 JIPSON ST	07/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,100	32.96
BL2-610-0070-00	414 JIPSON ST	10/11/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,700	37.21
<b>Totals:</b>			<b>\$1,862,500</b>			<b>\$1,862,500</b>	<b>\$661,500</b>	

Sale. Ratio => 35.52  
 Std. Dev. => 4.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$138,624	\$18,763	\$121,237	\$125,640	0.965	1,284	\$94.42	0B7	10.9179
\$127,264	\$9,240	\$125,760	\$123,715	1.017	1,538	\$81.77	0B7	5.7600
\$153,172	\$12,633	\$147,367	\$147,316	1.000	1,500	\$98.24	0B7	7.3782
\$105,569	\$7,140	\$142,860	\$103,175	1.385	1,480	\$96.53	0B7	31.0506
\$187,542	\$18,480	\$186,520	\$177,214	1.053	1,824	\$102.26	0B7	2.1618
\$121,407	\$12,420	\$122,580	\$114,242	1.073	872	\$140.57	0B7	0.1147
\$362,368	\$38,148	\$298,852	\$339,853	0.879	3,466	\$86.22	0B7	19.4775
\$141,291	\$17,724	\$152,776	\$129,525	1.180	1,831	\$83.44	0B7	10.5377
\$200,387	\$10,769	\$229,231	\$198,761	1.153	1,982	\$115.66	0B7	7.9168
\$176,508	\$21,770	\$168,230	\$162,199	1.037	1,260	\$133.52	0B7	3.6950
<b>\$1,714,132</b>		<b>\$1,695,413</b>	<b>\$1,621,640</b>			<b>\$103.26</b>		<b>2.8639</b>
			E.C.F. =>	<b>1.045</b>			Std. Deviation=>	<b>0.13913973</b>
			Ave. E.C.F. =>	<b>1.074</b>			Ave. Variance=>	<b>9.9010</b> Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$16,380	ASSESSOR'S PLAT #1	401	65
CONVENTIONAL	\$9,240	ASSESSOR'S PLAT #1	401	59
CONVENTIONAL	\$11,340	ASSESSOR'S PLAT #1	401	60
CONVENTIONAL	\$7,140	ASSESSOR'S PLAT #1	401	50
CONVENTIONAL	\$18,480	ASSESSOR'S PLAT #1	401	61
CONVENTIONAL	\$11,340	ASSESSOR'S PLAT #1	401	62
TWO STORY	\$18,480	ASSESSOR'S PLAT #1	401	63
CONVENTIONAL	\$13,860	ASSESSOR'S PLAT #1	401	53
CONVENTIONAL	\$10,584	ASSESSOR'S PLAT #1	401	61
CONVENTIONAL	\$12,096	ASSESSOR'S PLAT #1	401	68

9.217703448

Assessors Plat #1 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-300-0020-00	219 E ADRIAN ST	03/08/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57
BL2-300-0040-00	216 E ADRIAN ST	12/20/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,900	37.70
BL2-300-0070-00	222 E ADRIAN ST	12/02/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,300	38.31
BL2-300-0260-00	303 E JEFFERSON ST	11/18/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,500	27.00
BL2-300-0310-00	317 E JEFFERSON ST	02/09/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$74,200	36.20
BL2-300-0850-00	517 S LANE ST	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48
BL2-300-1080-00	304 S LANE ST	03/26/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,500	40.50
BL2-300-1160-00	414 S LANE ST	10/14/22	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$57,600	33.78
BL2-610-0040-00	408 JIPSON ST	07/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,100	32.96
BL2-610-0070-00	414 JIPSON ST	10/11/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,700	37.21
<b>Totals:</b>			<b>\$1,862,500</b>			<b>\$1,862,500</b>	<b>\$661,500</b>	<b>35.52</b>

Sale. Ratio => 35.52  
 Std. Dev. => 4.01

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libert/Page
\$138,624	\$17,756	\$16,380	0.39	0.39	\$45,528	\$1.05	OB7	2635-0221
\$127,264	\$16,976	\$9,240	0.22	0.22	\$77,164	\$1.77	OB7	2649-0012
\$153,172	\$18,168	\$11,340	0.27	0.27	\$67,289	\$1.54	OB7	2649-0587
\$105,569	\$51,571	\$7,140	0.17	0.17	\$303,359	\$6.96	OB7	2629-0941
\$187,542	\$35,938	\$18,480	0.44	0.44	\$81,677	\$1.88	OB7	2650-0973
\$121,407	\$24,933	\$11,340	0.27	0.27	\$92,344	\$2.12	OB7	2631-0837
\$362,368	(\$6,888)	\$18,480	0.44	0.44	(\$15,655)	(\$0.36)	OB7	2639-0005
\$141,291	\$43,069	\$13,860	0.33	0.33	\$130,512	\$3.00	OB7	2646-0452
\$200,387	\$50,197	\$10,584	0.50	0.25	\$99,994	\$2.30	OB7	2642-0550
\$176,508	\$25,588	\$12,096	0.29	0.29	\$88,847	\$2.04	OB7	2646-0243
<b>\$1,714,132</b>	<b>\$277,308</b>	<b>\$128,940</b>	<b>3.32</b>	<b>3.07</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	
			per FF=>	per Net Acre=>	83,526.51	per SqFt=>	\$1.92	

Land Table	Class
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401
ASSESSOR'S PLAT #1	401

---



8

Neighborhoods Used: OB8.ASSESSOR'S PLAT #2 BL

636 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0161-00	02/13/2023 OB8	401	99,900	10,942	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	88,958	113,987	0.780



205 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-305-0200-00	07/12/2022 OB8	401	237,000	37,036	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	199,964	224,381	0.891



609 W ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0250-00	05/31/2022 OB8	401	85,000	9,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	60	75,800	94,455	0.802



604 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0061-00	04/08/2022 OB8	401	111,000	15,705	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	41	95,295	55,874	1.706



612 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0100-00	09/09/2021 OB8	401	159,900	19,434	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	140,466	88,744	1.583



124 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-305-0020-00	07/28/2021 OB8	401	138,000	21,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	59	116,840	120,971	0.966



Neighborhoods Used: OB8.ASSESSOR'S PLAT #2 BL

Single Family Computed Costs by Manual

Table with 7 columns: Style, BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY. Values range from 0 to 215,426.

Total Single Family Costs by Manual : 698,411
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY. Values range from 0 to 192,640.

Total Single Family Sale Residual Values : 717,323
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 6, 0, 18.46, 27.19, 1.010.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY. Values are mostly 1.000(0) with some variations like 0.891(1) for RANCH.



# Real Estate Summary Sheet

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

01/29/2024 6:26 AM

<b>Parcel:</b>	BL2-305-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	REDMOND, WESTON R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	124 S MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2623-0343	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
REDMOND, WESTON R	LOT 2 ASSESSORS PLAT NO 2 OF THE VILL OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
124 S MONROE ST		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	0B8 ASSESSOR'S PLAT #2 BL

## Most Recent Sale Information

Sold on 07/28/2021 for 138,000 by SNYDER, ASHLEY R.

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

**Liber/Page:** 2623-0343

## Most Recent Permit Information

None Found

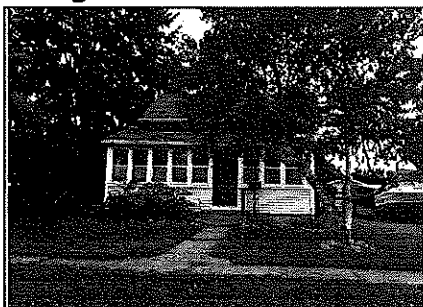
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	74,800	<b>2023 Taxable:</b>	72,030	<b>Acreage:</b>	0.46
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,323  
Ground Area: 1,050  
Garage Area: 480  
Basement Area: 1,050  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:26 AM

<b>Parcel:</b>	BL2-305-0200-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LAMBERT, JUSTIN M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	205 S MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2642-0633	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B8 ASSESSOR'S PLAT #2 BL
<b>Mailing Address:</b>	<b>Description:</b>		
LAMBERT, JUSTIN M MADSEN, MACKENZIE T 205 S MONROE ST BLISSFIELD MI 49228	LOT 20 ASSESSORS PLAT NO 2 V/BLISSFIELD ALSO LD DES AS BEG AT THE S'ERLY COR OF LOT 20 OF SD PLAT TH N33^43'48"E 141.97 FT ALG THE E'ERLY LI OF LOTS 20 & 21 OF SD PLT TH S54^11'00"E 97 FT TH S33^43'48"W 141.97 FT TH N54^11'00"W 97 FT TO POB		

## Most Recent Sale Information

Sold on 07/12/2022 for 237,000 by LUCE, JAN K & CAROL J (LE).

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

**Liber/Page:** 2642-0633

## Most Recent Permit Information

Permit PB220053 on 10/25/2022 for \$0 category Res. Add/Alter/Repair.

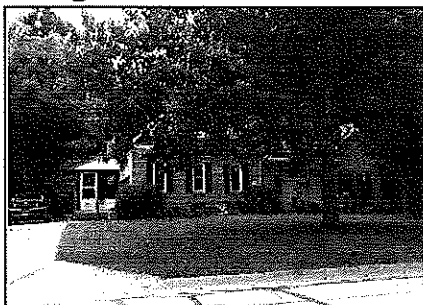
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	L SHAPE
<b>2023 S.E.V.:</b>	136,900	<b>2023 Taxable:</b>	136,900	<b>Acreage:</b>	0.59
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1999  
 Occupancy: Single Family  
 Class: C  
 Style: RANCH  
 Exterior: Brick/Siding  
 % Good (Physical): 76  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 200  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,685  
 Ground Area: 1,685  
 Garage Area: 800  
 Basement Area: 1,685  
 Basement Walls: Poured  
 Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:26 AM

<b>Parcel:</b>	BL2-310-0061-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GAUER, JORDAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	604 HIGH ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2637-0950	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
GAUER, JORDAN	LOT 6 EX THAT PART COMM AT A PT IN NE COR OF LOT 7 RUNN TH E'LY AND PAR WITH N'LY LI OF HIGH ST 2.5 FT TH S'LY	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
604 HIGH ST	TO SW COR OF LOT 6 TH N'LY ON LI BETWEEN LOTS 6 AND 7 TO POB ALSO W 10 FT OF LOT 5 ASSESSORS PLAT OF J T	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228	CAPPENTERS ADDITION TO BLISSFIELD	<b>Neighborhood:</b>	0B8 ASSESSOR'S PLAT #2 BL

## Most Recent Sale Information

Sold on 04/08/2022 for 111,000 by ROWE DAWN L.

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

**Liber/Page:** 2637-0950

## Most Recent Permit Information

None Found

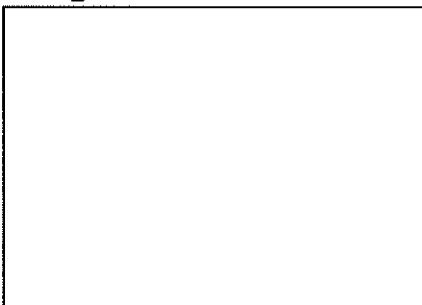
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	37,200	<b>2023 Taxable:</b>	37,200	<b>Acreage:</b>	0.28
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 41  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 720  
Ground Area: 720  
Garage Area: 960  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:26 AM

<b>Parcel:</b>	BL2-310-0100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DIVER VIRGIL & DONNA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	612 HIGH ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2625-0627	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
DIVER VIRGIL & DONNA LANGMEYER ALAN 662 KOREY'S CIRCLE BLISSFIELD MI 49228	LOT 10 EX E 17.31 FT ASSESS PLAT OF JT CARPENTERS ADD TO VILL OF BLISS- FIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B8 ASSESSOR'S PLAT #2 BL

## Most Recent Sale Information

Sold on 09/30/2021 for 1 by DIVER VIRGIL & DONNA.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 2625-0627

## Most Recent Permit Information

None Found

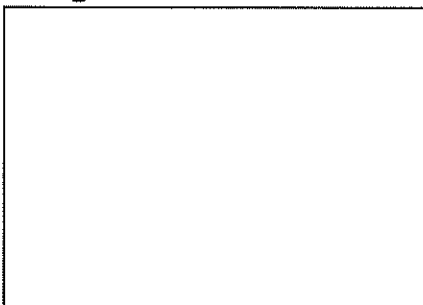
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	56,100	<b>2023 Taxable:</b>	54,285	<b>Acreage:</b>	0.40
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,267  
Ground Area: 1,267  
Garage Area: 394  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/29/2024 6:26 AM

<b>Parcel:</b>	BL2-310-0161-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COPELAND, BRIAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	636 HIGH ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2651-0080	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
COPELAND, BRIAN 136 N MAIN ST ADRIAN MI 49221	THAT PART OF LOTS 16-17 AND 37 ASSESSORS PLAT OF JT CARPENTERS ADD TO THE VILL OF BLISSFIELD COM AT THE NW COR OF LOT 17; TH S 0 DEG 54' W 107.99 FT; TH CONT S 0 DEG 54' W 86.90 FT; TH S 85 DEG 34' 39" E 54.01 FT; TH N 13 DEG 34' 36" E 86.81 FT; TH N 84 DEG 46' 05" W 73.17 FT TO POB. PER SURVEY DATED 7/14/2022 L2644 P 0612		

## Most Recent Sale Information

Sold on 02/13/2023 for 99,900 by BECKEY, ERIK.

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

**Liber/Page:** 2651-0080

## Most Recent Permit Information

Permit PB230021 on 05/11/2023 for \$0 category Res. Add/Alter/Repair.

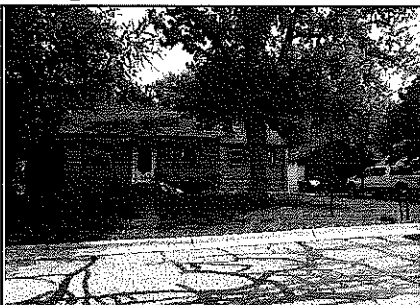
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	65,900	<b>2023 Taxable:</b>	40,072	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,012  
Ground Area: 1,012  
Garage Area: 460  
Basement Area: 1,012  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/29/2024 6:26 AM

<b>Parcel:</b>	BL2-310-0250-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LEVICKI, JACOB	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	609 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2640-0372	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
LEVICKI, JACOB	LOT 25 ASSESSORS PLAT OF J T CARPENTERS ADD TO THE VILL OF BLISSFIELD		
609 W ADRIAN ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 05/31/2022 for 85,000 by CHERNENKOFF, STEVE & KRISTEN.

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

**Liber/Page:** 2640-0372

## Most Recent Permit Information

Permit PB200023 on 07/01/2020 for \$8,750 category Res. Add/Alter/Repair.

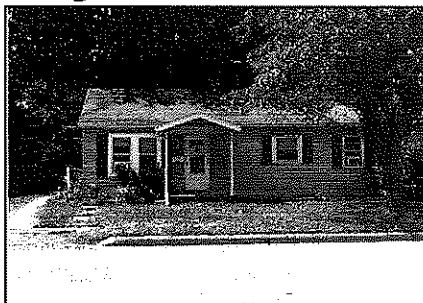
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	54,700	<b>2023 Taxable:</b>	54,700	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 840  
Ground Area: 840  
Garage Area: 528  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Assessors Plat #2 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
BL2-305-0200-00	205 S MONROE ST	07/12/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$123,900	52.28
BL2-310-0061-00	604 HIGH ST	04/08/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$34,400	30.99
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52
BL2-310-0161-00	636 HIGH ST	02/13/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$57,500	57.56
BL2-310-0250-00	609 W ADRIAN ST	05/31/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$49,400	58.12
<b>Totals:</b>			<b>\$830,800</b>			<b>\$830,800</b>	<b>\$374,600</b>	
							<b>Sale. Ratio =&gt;</b>	<b>45.09</b>
							<b>Std. Dev. =&gt;</b>	<b>12.20</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$157,494	\$21,160	\$116,840	\$120,971	0.966	1,323	\$88.31	0B8	15.5533
\$289,913	\$37,036	\$199,964	\$224,381	0.891	1,685	\$118.67	0B8	23.0205
\$78,675	\$15,705	\$95,295	\$55,874	1.706	720	\$132.35	0B8	58.4147
\$119,448	\$19,434	\$140,466	\$88,744	1.583	1,267	\$110.87	0B8	46.1443
\$139,405	\$10,942	\$88,958	\$113,987	0.780	1,012	\$87.90	0B8	34.0962
\$115,651	\$9,200	\$75,800	\$94,455	0.802	840	\$90.24	0B8	31.8890
\$900,586		\$717,323	\$698,411			\$104.72		9.4308
				E.C.F. =>	1.027	Std. Deviation=>		0.41213801
				Ave. E.C.F. =>	1.121	Ave. Variance=>		34.8530 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$21,160	ASSESSOR'S PLAT #2	401	59
RANCH	\$27,324	ASSESSOR'S PLAT #2	401	76
CONVENTIONAL	\$12,880	ASSESSOR'S PLAT #2	401	41
RANCH	\$18,400	ASSESSOR'S PLAT #2	401	45
RANCH	\$8,970	ASSESSOR'S PLAT #2	401	60
CONVENTIONAL	\$9,200	ASSESSOR'S PLAT #2	401	60

31.08027598

Assessors Plat #2 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
B12-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
B12-305-0200-00	205 S MONROE ST	07/12/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$123,900	52.28
B12-310-0061-00	604 HIGH ST	04/08/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$34,400	30.99
B12-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52
<b>Totals:</b>			<b>\$645,900</b>			<b>\$645,900</b>	<b>\$267,700</b>	

Sale. Ratio => 41.45

Std. Dev. => 9.81

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$157,724	\$1,666	\$21,390	0.46	0.46	\$3,622	\$0.08	088	2623-0343
\$290,210	(\$25,589)	\$27,621	0.59	0.59	(\$43,079)	(\$0.99)	088	2642-0633
\$78,815	\$45,205	\$13,020	0.28	0.28	\$161,446	\$3.71	088	2637-0950
\$119,648	\$58,852	\$18,600	0.40	0.40	\$147,130	\$3.38	088	
\$646,397	\$80,134	\$80,631	1.73	1.73				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		46,213.38 per SqFt=>		\$1.06		

Land Table	Class
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401

---



9

Neighborhoods Used: OB2 - BLISS VILL- SEC 19,29, 30,31,32, OB1 - BLISS TWP SEC 29,30,31,32

203 QUICK ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-230-3340-00       01/23/2023 OB2       401       140,000       15,978  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           60       124,022       114,741       1.081



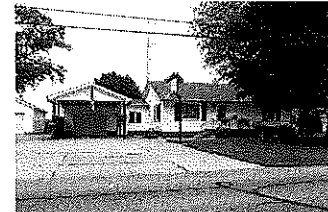
120 S MAIN ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-231-2010-00       12/08/2022 OB2       401       103,000       8,280  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   45       83,954       73,442       1.143  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   10766           9418           1.143



433 N MONROE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-230-4265-00       10/28/2022 OB2       401       165,000       21,531  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   65       143,469       142,052       1.010



455 N MONROE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-230-2830-00       08/17/2022 OB2       401       215,000       19,746  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           62       195,254       174,181       1.121



54 BEAGLE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-230-3360-00       06/09/2022 OB2       401       125,000       9,360  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   61       114,870       106,226       1.081  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                   770           712           1.081



409 W ADRIAN ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-230-4770-00       05/16/2022 OB2       401       140,000       10,036  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   63       129,964       142,093       0.915



119 WALNUT ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-231-4340-00       01/10/2022 OB2       401       145,000       9,720  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   70       135,280       119,319       1.134



1321 BEAMER RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL0-231-4215-00       09/09/2021 OB1       401       115,000       27,360  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   45       87,640       79,806       1.098



Neighborhoods Used: 0B2 - BLISS VILL- SEC 19,29, 30,31,32, 0B1 - BLISS TWP SEC 29,30,31,32

612 BEAGLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-230-3390-00	07/14/2021 0B2	401	150,000	15,020		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	134,980	121,674	1.109	



429 N MONROE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-230-4270-00	04/05/2021 0B2	401	105,000	16,200		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	61	86,317	101,934	0.847	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			2483	2932	0.847	







# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL0-231-4215-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRASWELL BRANDON C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1321 BEAMER RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2626-0119	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B1 BLISS TWP SEC 29,30,31,32
<b>Mailing Address:</b>		<b>Description:</b>	
BRASWELL BRANDON C 1321 BEAMER RD BLISSFIELD MI 49228		LD DES AS COMM AT SE COR OF SEC 31 T7S R5E TH N88^35'00"W 1327.60 FT TH N03^00'00"W 1457.85 FT TH S64^40'W 70 FT FOR A FUR POB & RUNN TH S64^40'00"W 133 FT TH N22^56'39"W 249.90 FT TO CNTRLI OF BEAMER RD TH N64^38'21"E ALG SD CNTRLI 133 FT TH S22^56'39"E 250.05 FT (REC S22^56'20"E 250.04 FT) TO FUR POB (SURVEY .763 AC)	

## Most Recent Sale Information

Sold on 09/09/2021 for 115,000 by COMISKEY BRIAN & ELIZABETH.

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

**Liber/Page:** 2626-0119

## Most Recent Permit Information

None Found

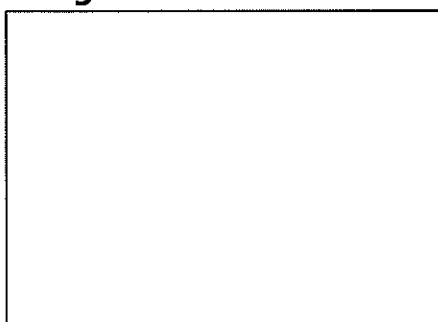
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	50,400	<b>2023 Taxable:</b>	50,400	<b>Acreage:</b>	0.76
<b>Zoning:</b>	A	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,222  
Ground Area: 782  
Garage Area: 144  
Basement Area: 350  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-230-2830-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GOLICK, STEVEN P 11 & EMILY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	455 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2644-0065	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
GOLICK, STEVEN P 11 & EMILY 455 N MONROE ST BLISSFIELD MI 49228	LD COMM 33 FT W OF NE COR OF S 1/2 OF SE 1/4 OF NE FRL 1/4 SEC 30 RUNN TH ALG W'LY LI N MONROE ST S 1 DEG 30'W 179.7 FT & S 38 DEG 57'W 273.6 FT FOR POB RUNN TH S 38 DEG 57'W 75 FT TH N 51 DEG 03'W 150 FT TH N 38 DEG 57'E 75 FT TH S 51 DEG 03'E 150 FT TO POB UNPLATTED PROP VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 08/17/2022 for 215,000 by MISHKA, MICHAEL.

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

**Liber/Page:** 2644-0065

## Most Recent Permit Information

Permit PE190004 on 01/11/2019 for \$0 category Electrical.

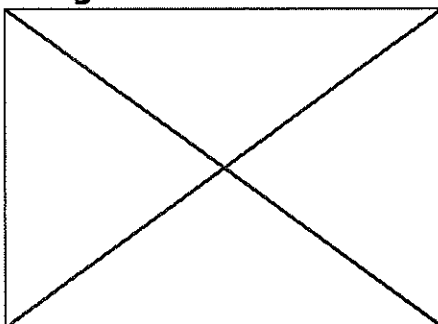
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	99,600	<b>2023 Taxable:</b>	99,600	<b>Acreage:</b>	0.26
<b>Zoning:</b>	RM-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+5  
Style: RANCH  
Exterior:  
% Good (Physical): 62  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,376  
Ground Area: 1,376  
Garage Area: 616  
Basement Area: 1,376  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-230-3340-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLETT, NOAH J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	203 QUICK ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2650-0165	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
WILLETT, NOAH J 203 QUICK ST BLISSFIELD MI 49228	LD BEG 1750.7 FT N FROM S 1/4 POST SEC 30 RUNN TH N 100 FT TH W 152 FT TH S 100 FT TH E 152 FT TO POB SEC 30 UNPLATTED PROP-VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 01/23/2023 for 140,000 by DEAN, NELSON J JR & LINDA M.

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

**Liber/Page:** 2650-0165

## Most Recent Permit Information

Permit 15-0048 on 10/20/2015 for \$0 category DECK/PORCH.

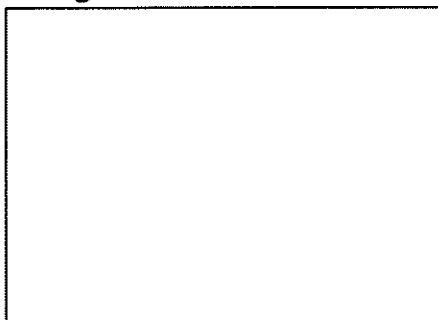
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,200	<b>2023 Taxable:</b>	55,210	<b>Acreage:</b>	0.35
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1954  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,121  
Ground Area: 1,121  
Garage Area: 320  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-230-3360-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COMPTON, MICHAEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	604 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2641-0002	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
COMPTON, MICHAEL	LD BEG 1750.7 FT N AND 152 FT W FROM S 1/4 POST SEC 30 RUNN TH S 116.8 FT TO N'LY LI RR ST TH NW'LY 92.4 FT TH		
604 BEAGLE RD	N 116.15 FT TH E 81 FT TH S 44 FT TO POB UNPLATTED PROP- VILLAGE OF BLISSFIELD		
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 06/09/2022 for 125,000 by PIFER COLTON.

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

**Liber/Page:** 2641-0002

## Most Recent Permit Information

Permit PE180054 on 10/03/2018 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	60,000	<b>2023 Taxable:</b>	60,000	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1936

Occupancy: Single Family

Class: C+5

Style: CONVENTIONAL

Exterior:

% Good (Physical): 61

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 975

Ground Area: 780

Garage Area: 216

Basement Area: 780

Basement Walls:

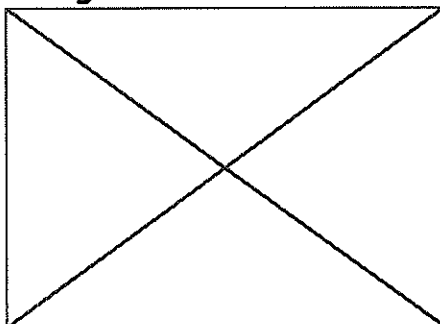
Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-230-3390-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROGERS LUCAS & DESIRE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	612 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2623-0730	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	ROGERS LUCAS & DESIRE 612 BEAGLE RD BLISSFIELD MI 49228	<b>Description:</b>	LD COMM AT A PT LOC 1550.7 FT N FROM S 1/4 POST SEC 30 T7S-R5E TH NW'LY ALG N'LY LI OF RR ST KNOWN AS BEAGLE RD 425.4 FT FOR FUR POB RUNN TH NW'LY ALG N'LY LI OF BEAGLE RD 91.2 FT TH N 116.15 FT TH SE'LY 91.2 FT TH S PAR WITH N AND S 1/4 LI 116.15 FT TO POB SEC 30 UNPLAT- TED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 07/14/2021 for 150,000 by AHLEMAN, DONALD W, TRUST.

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

**Liber/Page:** 2623-0730

## Most Recent Permit Information

None Found

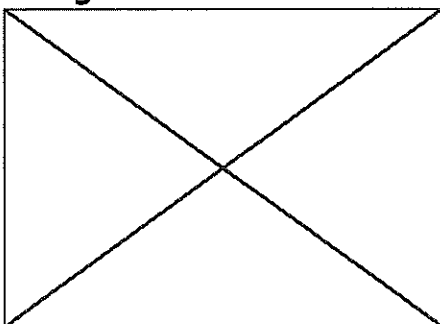
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	70,300	<b>2023 Taxable:</b>	60,480	<b>Acreeage:</b>	0.24
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,074  
Ground Area: 1,074  
Garage Area: 480  
Basement Area: 1,074  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-230-4265-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ZAWOJSKI, EMILY & RUMLEY AMBERLYN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	433 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2647-0152	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		

## Mailing Address:

ZAWOJSKI, EMILY & RUMLEY AMBERLYN  
433 N MONROE ST  
BLISSFIELD MI 49228

## Description:

LD BEG AT NE COR LOT 12 JAMES CANNON'S ADD RUNN TH N 11 DEG 10'E ALG W'LY LI N MONROE ST 119.55 FT FOR POB TH N 78 DEG 20'W 167 FT TH N 18 DEG 33'E 109 FT 3 IN TH S 78 DEG 56'E 31 FT TH S 78 DEG 56'E 122 FT 10 IN TH S 11 DEG 10'W 106.53 FT TO POB SEC 30 UNPLATTED PROP VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 10/28/2022 for 165,000 by GORDON, GREGORY A, JR & AMY E.

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

**Liber/Page:** 2647-0152

## Most Recent Permit Information

None Found

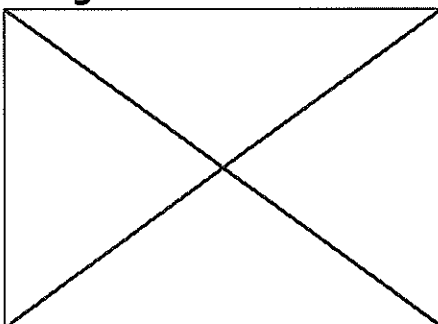
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	84,700	<b>2023 Taxable:</b>	84,700	<b>Acreage:</b>	0.39
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,695  
Ground Area: 1,104  
Garage Area: 0  
Basement Area: 1,048  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-230-4270-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILLER, SKYLER W	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	429 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2616/0991	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
MILLER, SKYLER W 429 N MONROE ST BLISSFIELD MI 49228	LD BEG ON W LI N MONROE ST AT NE COR LOT 12 PLAT OF JAMES CANNONS ADD TO VILL OF BLISSFIELD RUNN TH N 11 DEG 10'E ALG W LI MONROE ST 119.55 FT TH N 79 DEG 27'W 165 FT TH S 11 DEG 10'W 116.25 FT TH S 78 DEG 20'E 165 FT TO BEG SEC 30 UNPLATTED PROP VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 04/05/2021 for 105,000 by HAYFORD, JEFFREY A & AMY L.

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

**Liber/Page:** 2616/0991

## Most Recent Permit Information

Permit PB230041 on 08/24/2023 for \$0 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	62,200	<b>2023 Taxable:</b>	55,650	<b>Acreage:</b>	0.45
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 61

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,256

Ground Area: 932

Garage Area: 0

Basement Area: 932

Basement Walls:

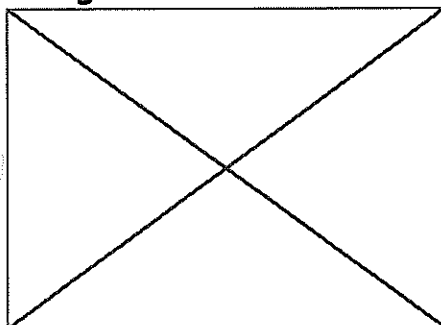
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-230-4770-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LENTZ, JAROD & PROUGH KENDALL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	409 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2639-0590	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	LENTZ, JAROD & PROUGH KENDALL 409 W ADRIAN ST BLISSFIELD MI 49228	<b>Description:</b>	LD COMM AT NE COR LOT 2 DAVID CARPENTERS ADD VILL OF BLISSFIELD RUNN TH S 76 DEG 01'54"E 103 FT ALG S'LY LI ADRIAN ST TH S 14 DEG 50' 33"W 124.55 FT TH N 76 DEG 01'54"W 78.21 FT TH N 3 DEG 33'23"E 126.62 FT TO POB SEC 30 UNPLATTED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 05/16/2022 for 140,000 by GALE, NICHOLAS.

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

**Liber/Page:** 2639-0590

## Most Recent Permit Information

None Found

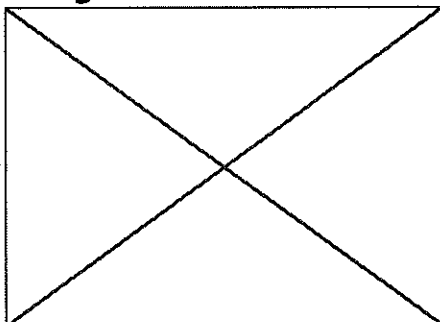
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,500	<b>2023 Taxable:</b>	78,500	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,710  
Ground Area: 1,170  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-231-2010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOFFMAN, MICHAEL & CHRISTINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	120 S MAIN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2648-0970	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
HOFFMAN, MICHAEL & CHRISTINE 120 S MAIN ST BLISSFIELD MI 49228	LD BEG ON W LI OF MAIN ST 720.41 FT E & 154.46 FT S 2 DEG 21'W FROM N- 1/4 POST SEC 31 RUNN TH S 2 DEG 21'W 83.93 FT ALG W LI SD ST TH W 118.61 FT TH N 1 DEG 54'E 86.63 FT TH E 119.20 FT TO POB - SEC 31 UNPLATTED PROP VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 12/08/2022 for 103,000 by BROWN, MACKINZIE.

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

**Liber/Page:** 2648-0970

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	46,800	<b>2023 Taxable:</b>	46,800	<b>Acreage:</b>	0.23
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,190

Ground Area: 858

Garage Area: 0

Basement Area: 858

Basement Walls:

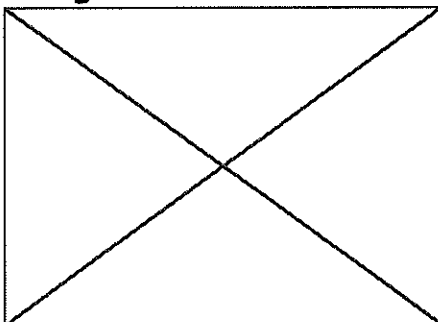
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:08 AM

<b>Parcel:</b>	BL2-231-4340-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CONRAD, NICHOLAS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	119 WALNUT ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2632-0349	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	CONRAD, NICHOLAS 119 WALNUT ST BLISSFIELD MI 49228	<b>Description:</b>	LD COMM SE COR SEC 31 TH N 2074.46 FT TH W 654.4 FT TH S 2 DEG 39'30" E 163.45 FT FOR A FURTHER POB RUNN TH S 2 DEG 39'30" E 110.10 FT TH S 86 DEG 07'10" W 159.73 FT TH N 3 DEG 29'10" W 203.55 FT TH N 63 DEG 5'30" E 63.55 FT TH S 2 DEG 39'30" E 117.10 FT TH N 87 DEG 20'30" E 101.10 FT TO FURTHER POB

## Most Recent Sale Information

Sold on 01/10/2022 for 145,000 by CRANE, MARIA E.

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

**Liber/Page:** 2632-0349

## Most Recent Permit Information

None Found

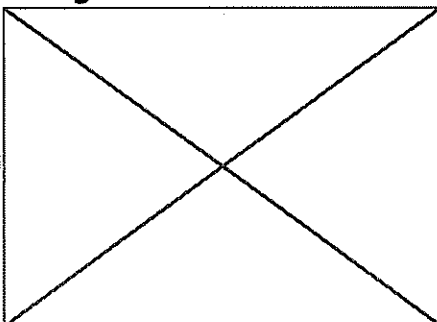
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	66,400	<b>2023 Taxable:</b>	66,400	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,232  
Ground Area: 704  
Garage Area: 0  
Basement Area: 704  
Basement Walls:  
Estimated TCV: Tentative

## Image



Blissfield Township Section 29,30,31, & 32 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL0-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21
BL2-230-4270-00	429 N MONROE ST	04/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,700	45.43
BL2-230-4770-00	409 W ADRIAN ST	05/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,200	46.57
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
<b>Totals:</b>			<b>\$1,403,000</b>			<b>\$1,403,000</b>	<b>\$541,600</b>	<b>38.60</b>
								<b>Std. Dev. =&gt; 6.87</b>



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$106,846	\$27,360	\$87,640	\$79,805	1.098	1,222	\$71.72	0B1	4.4264
\$211,345	\$19,746	\$195,254	\$174,181	1.121	1,376	\$141.90	0B2	6.7074
\$142,193	\$15,978	\$124,022	\$114,741	1.081	1,121	\$110.64	0B2	2.6978
\$126,921	\$9,360	\$115,640	\$106,938	1.081	975	\$118.61	0B2	2.7461
\$148,861	\$15,020	\$134,980	\$121,674	1.109	1,074	\$125.68	0B2	5.5452
\$177,788	\$21,531	\$143,469	\$142,052	1.010	1,695	\$84.64	0B2	4.3933
\$131,259	\$16,200	\$88,800	\$104,866	0.847	1,256	\$70.70	0B2	20.7112
\$166,338	\$10,036	\$129,964	\$142,093	0.915	1,710	\$76.00	0B2	13.9267
\$98,484	\$8,280	\$94,720	\$82,860	1.143	1,190	\$79.60	0B2	8.9226
\$140,971	\$9,720	\$135,280	\$119,319	1.134	1,232	\$109.81	0B2	7.9857
<b>\$1,451,006</b>		<b>\$1,249,769</b>	<b>\$1,188,528</b>			<b>\$98.93</b>		<b>0.2383</b>
			E.C.F. =>	1.052		Std. Deviation=>	0.09976319	
			Ave. E.C.F. =>	1.054		Ave. Variance=>	7.8062	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
CONVENTIONAL	\$27,360	BLISS TWP SEC 29,30,31,32	401	45
RANCH	\$9,360	BLISS VIL NOT PLATT	401	62
RANCH	\$12,600	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	61
RANCH	\$8,640	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$14,040	BLISS VIL NOT PLATT	401	65
CONVENTIONAL	\$16,200	BLISS VIL NOT PLATT	401	61
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	63
CONVENTIONAL	\$8,280	BLISS VIL NOT PLATT	401	45
CONVENTIONAL	\$9,720	BLISS VIL NOT PLATT	401	70

7.406936301

Blissfield Township Sec. 29, 30, 31, 32 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL0-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21
BL2-231-1770-00	300 S MONROE ST	09/20/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$20,100	20.10
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
<b>Totals:</b>			<b>\$1,258,000</b>			<b>\$1,258,000</b>	<b>\$448,800</b>	

Sale. Ratio => 35.68  
 Std. Dev. => 8.27

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libel/Page
\$106,846	\$35,514	\$27,360	0.76	0.76	\$46,729	\$1.07	OB1	2626-0119
\$211,345	\$13,015	\$9,360	0.26	0.26	\$50,058	\$1.15	OB2	2644-0065
\$142,193	\$10,407	\$12,600	0.35	0.35	\$29,734	\$0.68	OB2	2650-0165
\$126,921	\$7,439	\$9,360	0.26	0.26	\$28,612	\$0.66	OB2	2641-0002
\$148,861	\$9,779	\$8,640	0.24	0.24	\$40,746	\$0.94	OB2	2623-0730
\$177,788	\$1,252	\$14,040	0.39	0.39	\$3,210	\$0.07	OB2	2647-0152
\$78,760	\$100,000	\$78,760	9.26	9.26	\$10,804	\$0.25	OB2	2645-0587
\$98,484	\$12,796	\$8,280	0.23	0.23	\$55,635	\$1.28	OB2	2648-0970
\$140,971	\$13,749	\$9,720	0.27	0.27	\$50,922	\$1.17	OB2	2632-0349
<b>\$1,232,169</b>	<b>\$203,951</b>	<b>\$178,120</b>	<b>12.02</b>	<b>12.02</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	
			<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>		
				<b>16,973.29</b>				<b>\$0.39</b>

Land Table	Class
BLISS TWP SEC 29,30,31,32	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	402
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401

10

Neighborhoods Used: 00B.BLISSFIELD HEIGHTS

440 NORTH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-426-0480-00       03/20/2023 00B       401       300,000       34,195  
Occupancy            Style       %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       CONVENTIONAL   76       265,805       260,660       1.020



416 SOUTH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-420-0320-00       06/14/2022 00B       401       400,000       20,469  
Occupancy            Style       %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       82       379,531       364,084       1.042



402 EAST BLVD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-410-0040-00       02/11/2022 00B       401       258,000       24,983  
Occupancy            Style       %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       CONVENTIONAL   83       233,017       236,038       0.987



438 SOUTH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-420-0260-00       01/19/2022 00B       401       240,000       19,558  
Occupancy            Style       %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       74       220,442       218,408       1.009



Neighborhoods Used: 00B.BLISSFIELD HEIGHTS

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
- LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	236,038	260,660	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	364,084	218,408	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,079,190  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	233,017	265,805	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	379,531	220,442	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,098,795  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	1.49	1.89	1.003
After Application of E.C.F.s		0.00	0.00	1.000

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CAPE COD	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
COLONIAL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONTEMPORARY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONVENTIONAL	1.000( 0)	0.987( 1)	1.020( 1)	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)
HISTORICAL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR/MAN	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MULTI - FAMILY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
OTHER	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
RANCH	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
SINGLE STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI - LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TWO STORY	1.000( 0)	1.042( 1)	1.009( 1)	1.000( 0)	1.000( 0)	1.000( 0)



Neighborhoods Used: 00B.BLISSFIELD HEIGHTS

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

Single Family E.C.F. : 1.018 (4)  
Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>

Starting Date: 04/01/2021  
Ending Date: 03/31/2023  
Terms Selected: 2  
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): 00B - BLISSFIELD HEIGHTS

-----

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.85
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 0.95

# Real Estate Summary Sheet

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

02/01/2024 10:28 AM

<b>Parcel:</b>	BL2-426-0480-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CANTRELL, RYAN S & LINDSEY M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	440 NORTH ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2652-0025	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
CANTRELL, RYAN S & LINDSEY M 440 NORTH ST BLISSFIELD MI 49228	LOT 48, BLISSFIELD HEIGHTS NO. 4		

## Most Recent Sale Information

Sold on 03/20/2023 for 300,000 by WIEGAND, TERENCE C & LINDSAY N.

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

**Liber/Page:** 2652-0025

## Most Recent Permit Information

Permit PB230010 on 04/19/2023 for \$0 category Res. Add/Alter/Repair.

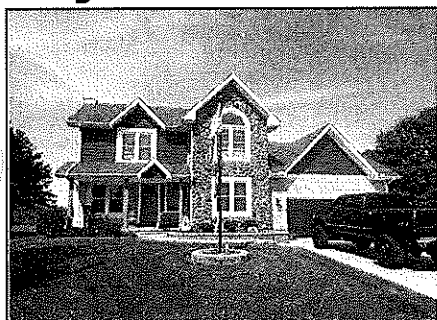
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	137,900	<b>2023 Taxable:</b>	127,260	<b>Acreage:</b>	0.38
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Single Family  
Class: C+5  
Style: CONVENTIONAL  
Exterior: Stone/Siding  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,064  
Ground Area: 936  
Garage Area: 552  
Basement Area: 792  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:29 AM

<b>Parcel:</b>	BL2-420-0320-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ABBOTT, DAVID A & JENNIFER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	416 SOUTH ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2641-0436	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Underground Utils.		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
ABBOTT, DAVID A & JENNIFER 416 SOUTH ST BLISSFIELD MI 49228-1038	LOT 32 BLISSFIELD HGTS NO 2		

## Most Recent Sale Information

Sold on 06/14/2022 for 400,000 by MINEFF, JONATHAN R.

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

**Liber/Page:** 2641-0436

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	179,800	<b>2023 Taxable:</b>	179,800	<b>Acreage:</b>	0.29
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: TWO STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 2  
Floor Area: 2,447  
Ground Area: 1,239  
Garage Area: 622  
Basement Area: 1,239  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:29 AM

<b>Parcel:</b>	BL2-410-0040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WAHL, COREY D & WILKE HANNAH E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	402 EAST BLVD BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2634-0088	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
WAHL, COREY D & WILKE HANNAH E	LOT 4 BLISSFIELD HEIGHTS NO ONE		
402 EAST BLVD			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 02/11/2022 for 258,000 by SPIKER, DONALD & JODI.

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

**Liber/Page:** 2634-0088

## Most Recent Permit Information

None Found

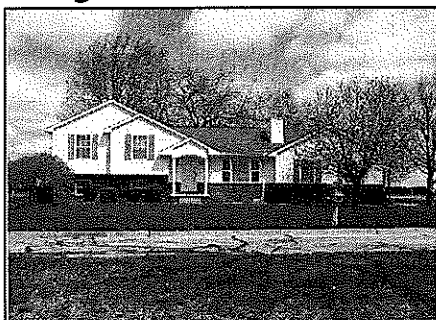
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	122,000	<b>2023 Taxable:</b>	122,000	<b>Acreage:</b>	0.34
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: C+5  
Style: CONVENTIONAL  
Exterior: Brick/Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,701  
Ground Area: 1,144  
Garage Area: 520  
Basement Area: 572  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:29 AM

<b>Parcel:</b>	BL2-420-0260-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CANTRELL, STEPHEN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	438 SOUTH ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2659-0792	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
CANTRELL, STEPHEN 438 SOUTH ST BLISSFIELD MI 49228	LOT 26 BLISSFIELD HGTS NO 2		

## Most Recent Sale Information

Sold on 09/06/2023 for 265,000 by FLORES, JOSHUA & CAROLINE.

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

**Liber/Page:** 2659-0792

## Most Recent Permit Information

Permit PB230012 on 04/25/2023 for \$0 category Res. Add/Alter/Repair.

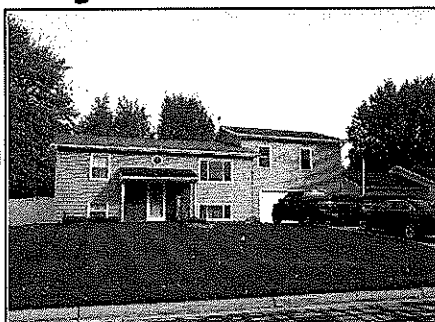
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	111,400	<b>2023 Taxable:</b>	111,400	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1989  
Occupancy: Single Family  
Class: C+10  
Style: TWO STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,304  
Ground Area: 864  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Blissfield Heights ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-410-0040-00	402 EAST BLVD	02/11/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$98,400	38.14
BL2-420-0260-00	438 SOUTH ST	01/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,500	37.29
BL2-420-0320-00	416 SOUTH ST	06/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$130,200	32.55
BL2-426-0480-00	440 NORTH ST	03/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,200	40.40

Totals: \$1,198,000

\$1,198,000

\$439,300

Sale. Ratio =>

36.67

Std. Dev. =>

3.30

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$260,785	\$24,983	\$233,017	\$236,038	0.987	1,701	\$136.99	008	2.7469
\$237,748	\$19,558	\$220,442	\$218,408	1.009	2,304	\$95.68	008	0.5359
\$384,189	\$20,469	\$379,531	\$364,084	1.042	2,447	\$155.10	008	2.7757
\$294,594	\$34,195	\$265,805	\$260,660	1.020	2,064	\$128.78	008	0.5070
<b>\$1,177,316</b>		<b>\$1,098,795</b>	<b>\$1,079,190</b>			<b>\$129.14</b>		<b>0.3497</b>
				<b>E.C.F. =&gt;</b>	<b>1.018</b>		<b>Std. Deviation=&gt;</b>	<b>0.022294486</b>
				<b>Ave. E.C.F. =&gt;</b>	<b>1.015</b>		<b>Ave. Variance=&gt;</b>	<b>1.6414 Coefficient of Var=&gt;</b>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$15,878	BLISSFIELD HEIGHTS	401	83
TWO STORY	\$12,142	BLISSFIELD HEIGHTS	401	74
TWO STORY	\$13,543	BLISSFIELD HEIGHTS	401	82
CONVENTIONAL	\$17,746	BLISSFIELD HEIGHTS	401	76

1.617630076



Blissfield Heights Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-410-0040-00	402 EAST BLVD	02/11/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$98,400	38.14	\$259,527
BL2-420-0260-00	438 SOUTH ST	01/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,500	37.29	\$236,786
BL2-426-0480-00	440 NORTH ST	03/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,200	40.40	\$293,188
BL2-426-0510-00	500 WEST ST	05/06/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$23,500	55.95	\$45,417
<b>Totals:</b>			<b>\$840,000</b>			<b>\$840,000</b>	<b>\$332,600</b>		<b>\$834,918</b>
								<b>Sale. Ratio =&gt;</b>	<b>39.60</b>
								<b>Std. Dev. =&gt;</b>	<b>8.77</b>

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Land Table	Class
\$13,093	\$14,620	0.34	0.34	\$38,509	\$0.88	00B 2634-0088		BLISSFIELD HIEGHTS	401
\$14,394	\$11,180	0.26	0.26	\$55,362	\$1.27	00B		BLISSFIELD HIEGHTS	401
\$23,152	\$16,340	0.38	0.38	\$60,926	\$1.40	00B 2652-0025		BLISSFIELD HIEGHTS	401
\$12,923	\$16,340	0.38	0.38	\$34,008	\$0.78	00B 2619/0006		BLISSFIELD HIEGHTS	401
\$63,562	\$58,480	1.36	1.36						
Average		Average		Average		Average		Average	
per Net Acre=>		46,736.76		per SqFt=>				\$1.07	

11

Neighborhoods Used: OB2 - BLISS VILL- SEC 19,29, 30,31,32, OB1 - BLISS TWP SEC 29,30,31,32

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-3340-00	01/23/2023 OB2	401	140,000	15,978
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	124,022	114,741
				E.C.F.
				1.081



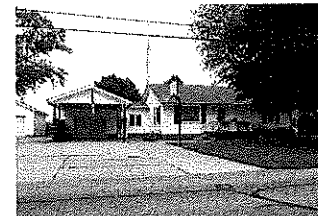
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-231-2010-00	12/08/2022 OB2	401	103,000	8,280
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	45	83,954	73,442
Agricultural Buildings:				E.C.F.
				1.143
			ResidualValue	CostByManual
			10766	9418
				1.143



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-4265-00	10/28/2022 OB2	401	165,000	21,531
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	65	143,469	142,052
				E.C.F.
				1.010



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-2830-00	08/17/2022 OB2	401	215,000	19,746
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	195,254	174,181
				E.C.F.
				1.121



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-3360-00	06/09/2022 OB2	401	125,000	9,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	114,870	106,226
Agricultural Buildings:				E.C.F.
				1.081
			ResidualValue	CostByManual
			770	712
				1.081



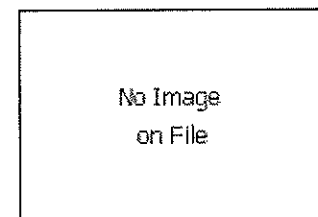
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-4770-00	05/16/2022 OB2	401	140,000	10,036
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	63	129,964	142,093
				E.C.F.
				0.915



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-231-4340-00	01/10/2022 OB2	401	145,000	9,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	70	135,280	119,319
				E.C.F.
				1.134



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-231-4215-00	09/09/2021 OB1	401	115,000	27,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	45	87,640	79,806
				E.C.F.
				1.098



Neighborhoods Used: OB2 - BLISS VILL- SEC 19,29, 30,31,32, 0B1 - BLISS TWP SEC 29,30,31,32

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
612 BEAGLE RD BL2-230-3390-00	07/14/2021 OB2	401	150,000	15,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	134,980	121,674
				E.C.F. 1.109



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
429 N MONROE ST BL2-230-4270-00	04/05/2021 OB2	401	105,000	16,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	86,317	101,934
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2483	2932	0.847	







# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BLO-231-4215-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRASWELL BRANDON C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1321 BEAMER RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2626-0119	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B1 BLISS TWP SEC 29,30,31,32
<b>Mailing Address:</b>		<b>Description:</b>	
BRASWELL BRANDON C 1321 BEAMER RD BLISSFIELD MI 49228		LD DES AS COMM AT SE COR OF SEC 31 T7S R5E TH N88^35'00"W 1327.60 FT TH N03^00'00"W 1457.85 FT TH S64^40'W 70 FT FOR A FUR POB & RUNN TH S64^40'00"W 133 FT TH N22^56'39"W 249.90 FT TO CNTRLI OF BEAMER RD TH N64^38'21"E ALG SD CNTRLI 133 FT TH S22^56'39"E 250.05 FT (REC S22^56'20"E 250.04 FT) TO FUR POB (SURVEY .763 AC)	

## Most Recent Sale Information

Sold on 09/09/2021 for 115,000 by COMISKEY BRIAN & ELIZABETH.

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

**Liber/Page:** 2626-0119

## Most Recent Permit Information

None Found

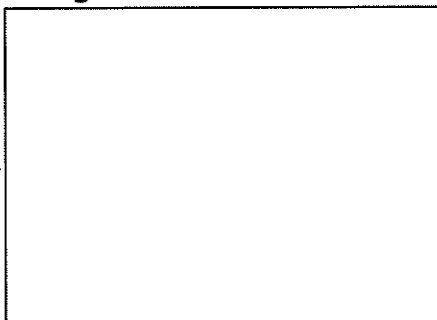
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	50,400	<b>2023 Taxable:</b>	50,400	<b>Acreage:</b>	0.76
<b>Zoning:</b>	A	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,222  
Ground Area: 782  
Garage Area: 144  
Basement Area: 350  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-230-2830-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GOLICK, STEVEN P 11 & EMILY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	455 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2644-0065	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
GOLICK, STEVEN P 11 & EMILY 455 N MONROE ST BLISSFIELD MI 49228	LD COMM 33 FT W OF NE COR OF S 1/2 OF SE 1/4 OF NE FRL 1/4 SEC 30 RUNN TH ALG W'LY LI N MONROE ST S 1 DEG 30'W 179.7 FT & S 38 DEG 57'W 273.6 FT FOR POB RUNN TH S 38 DEG 57'W 75 FT TH N 51 DEG 03'W 150 FT TH N 38 DEG 57'E 75 FT TH S 51 DEG 03'E 150 FT TO POB UNPLATTED PROP VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 08/17/2022 for 215,000 by MISHKA, MICHAEL.

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

**Liber/Page:** 2644-0065

## Most Recent Permit Information

Permit PE190004 on 01/11/2019 for \$0 category Electrical.

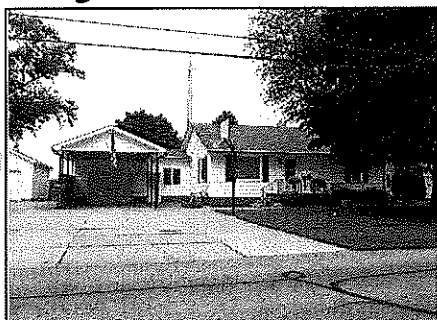
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	99,600	<b>2023 Taxable:</b>	99,600	<b>Acreage:</b>	0.26
<b>Zoning:</b>	RM-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+5  
Style: RANCH  
Exterior:  
% Good (Physical): 62  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,376  
Ground Area: 1,376  
Garage Area: 616  
Basement Area: 1,376  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-230-3340-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLETT, NOAH J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	203 QUICK ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2650-0165	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
WILLETT, NOAH J 203 QUICK ST BLISSFIELD MI 49228	LD BEG 1750.7 FT N FROM S 1/4 POST SEC 30 RUNN TH N 100 FT TH W 152 FT TH S 100 FT TH E 152 FT TO POB SEC 30 UNPLATTED PROP-VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 01/23/2023 for 140,000 by DEAN, NELSON J JR & LINDA M.

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

**Liber/Page:** 2650-0165

## Most Recent Permit Information

Permit 15-0048 on 10/20/2015 for \$0 category DECK/PORCH.

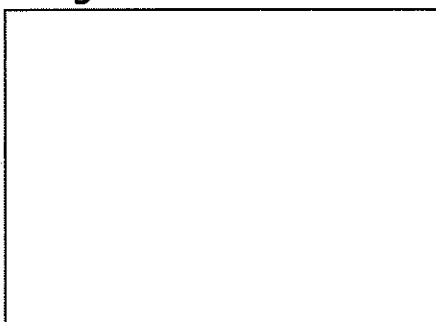
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,200	<b>2023 Taxable:</b>	55,210	<b>Acreage:</b>	0.35
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1954  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,121  
Ground Area: 1,121  
Garage Area: 320  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-230-3360-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COMPTON, MICHAEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	604 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2641-0002	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
COMPTON, MICHAEL	LD BEG 1750.7 FT N AND 152 FT W FROM S 1/4 POST SEC 30 RUNN TH S 116.8 FT TO N'LY LI RR ST TH NW'LY 92.4 FT TH		
604 BEAGLE RD	N 116.15 FT TH E 81 FT TH S 44 FT TO POB UNPLATTED PROP- VILLAGE OF BLISSFIELD		
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 06/09/2022 for 125,000 by PIFER COLTON.

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

**Liber/Page:** 2641-0002

## Most Recent Permit Information

Permit PE180054 on 10/03/2018 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	60,000	<b>2023 Taxable:</b>	60,000	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1936

Occupancy: Single Family

Class: C+5

Style: CONVENTIONAL

Exterior:

% Good (Physical): 61

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 975

Ground Area: 780

Garage Area: 216

Basement Area: 780

Basement Walls:

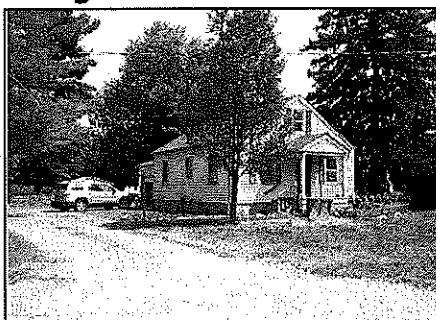
Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-230-3390-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROGERS LUCAS & DESIRE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	612 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2623-0730	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	OB2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	ROGERS LUCAS & DESIRE 612 BEAGLE RD BLISSFIELD MI 49228	<b>Description:</b>	LD COMM AT A PT LOC 1550.7 FT N FROM S 1/4 POST SEC 30 T7S-R5E TH NW'LY ALG N'LY LI OF RR ST KNOWN AS BEAGLE RD 425.4 FT FOR FUR POB RUNN TH NW'LY ALG N'LY LI OF BEAGLE RD 91.2 FT TH N 116.15 FT TH SE'LY 91.2 FT TH S PAR WITH N AND S 1/4 LI 116.15 FT TO POB SEC 30 UNPLAT- TED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 07/14/2021 for 150,000 by AHLEMAN, DONALD W, TRUST.

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

**Liber/Page:** 2623-0730

## Most Recent Permit Information

None Found

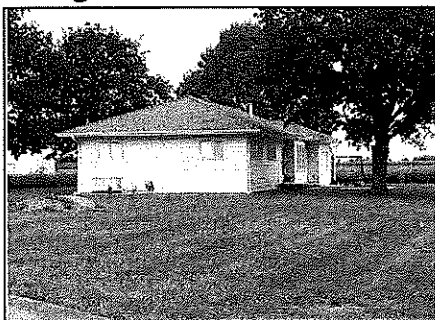
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	70,300	<b>2023 Taxable:</b>	60,480	<b>Acreage:</b>	0.24
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,074  
Ground Area: 1,074  
Garage Area: 480  
Basement Area: 1,074  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-230-4265-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ZAWOJSKI, EMILY & RUMLEY AMBERLYN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	433 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2647-0152	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
ZAWOJSKI, EMILY & RUMLEY AMBERLYN 433 N MONROE ST BLISSFIELD MI 49228	LD BEG AT NE COR LOT 12 JAMES CANNON'S ADD RUNN TH N 11 DEG 10'E ALG W'LY LI N MONROE ST 119.55 FT FOR POB TH N 78 DEG 20'W 167 FT TH N 18 DEG 33'E 109 FT 3 IN TH S 78 DEG 56'E 31 FT TH S 78 DEG 56'E 122 FT 10 IN TH S 11 DEG 10'W 106.53 FT TO POB SEC 30 UNPLATTED PROP VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 10/28/2022 for 165,000 by GORDON, GREGORY A, JR & AMY E.

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

**Liber/Page:** 2647-0152

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	84,700	<b>2023 Taxable:</b>	84,700	<b>Acreage:</b>	0.39
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,695  
Ground Area: 1,104  
Garage Area: 0  
Basement Area: 1,048  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-230-4270-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILLER, SKYLER W	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	429 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2616/0991	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
MILLER, SKYLER W 429 N MONROE ST BLISSFIELD MI 49228	LD BEG ON W LI N MONROE ST AT NE COR LOT 12 PLAT OF JAMES CANNONS ADD TO VILL OF BLISSFIELD RUNN TH N 11 DEG 10'E ALG W LI MONROE ST 119.55 FT TH N 79 DEG 27'W 165 FT TH S 11 DEG 10'W 116.25 FT TH S 78 DEG 20'E 165 FT TO BEG SEC 30 UNPLATTED PROP VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 04/05/2021 for 105,000 by HAYFORD, JEFFREY A & AMY L.

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

**Liber/Page:** 2616/0991

## Most Recent Permit Information

Permit PB230041 on 08/24/2023 for \$0 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	62,200	<b>2023 Taxable:</b>	55,650	<b>Acres:</b>	0.45
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 61

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,256

Ground Area: 932

Garage Area: 0

Basement Area: 932

Basement Walls:

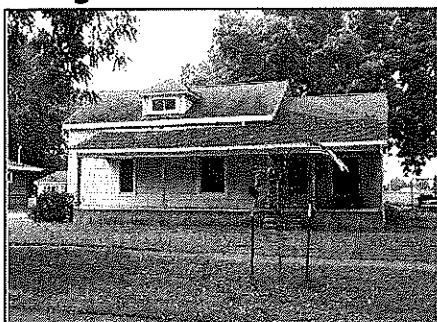
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-230-4770-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LENTZ, JAROD & PROUGH KENDALL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	409 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2639-0590	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	LENTZ, JAROD & PROUGH KENDALL 409 W ADRIAN ST BLISSFIELD MI 49228	<b>Description:</b>	LD COMM AT NE COR LOT 2 DAVID CARPENTERS ADD VILL OF BLISSFIELD RUNN TH S 76 DEG 01'54"E 103 FT ALG S'LY LI ADRIAN ST TH S 14 DEG 50' 33"W 124.55 FT TH N 76 DEG 01'54"W 78.21 FT TH N 3 DEG 33'23"E 126.62 FT TO POB SEC 30 UNPLATTED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 05/16/2022 for 140,000 by GALE, NICHOLAS.

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

**Liber/Page:** 2639-0590

## Most Recent Permit Information

None Found

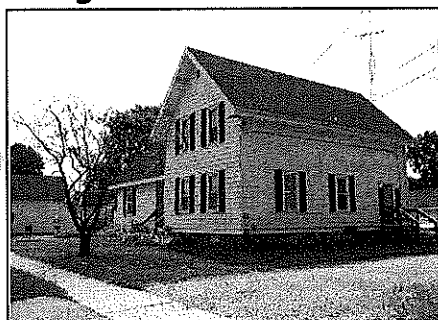
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,500	<b>2023 Taxable:</b>	78,500	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,710  
Ground Area: 1,170  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-231-2010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOFFMAN, MICHAEL & CHRISTINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	120 S MAIN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2648-0970	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	HOFFMAN, MICHAEL & CHRISTINE 120 S MAIN ST BLISSFIELD MI 49228	<b>Description:</b>	LD BEG ON W LI OF MAIN ST 720.41 FT E & 154.46 FT S 2 DEG 21'W FROM N- 1/4 POST SEC 31 RUNN TH S 2 DEG 21'W 83.93 FT ALG W LI SD ST TH W 118.61 FT TH N 1 DEG 54'E 86.63 FT TH E 119.20 FT TO POB - SEC 31 UNPLATTED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 12/08/2022 for 103,000 by BROWN, MACKINZIE.

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

**Liber/Page:** 2648-0970

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	46,800	<b>2023 Taxable:</b>	46,800	<b>Acreage:</b>	0.23
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,190

Ground Area: 858

Garage Area: 0

Basement Area: 858

Basement Walls:

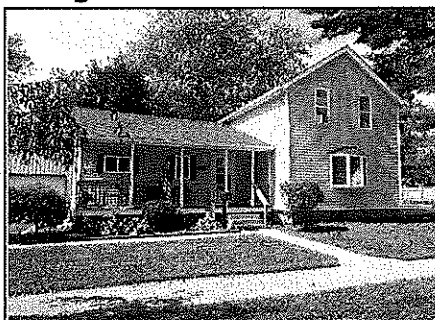
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image





# Real Estate Summary Sheet

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

02/01/2024 10:07 AM

<b>Parcel:</b>	BL2-231-4340-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CONRAD, NICHOLAS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	119 WALNUT ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2632-0349	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
CONRAD, NICHOLAS 119 WALNUT ST BLISSFIELD MI 49228	LD COMM SE COR SEC 31 TH N 2074.46 FT TH W 654.4 FT TH S 2 DEG 39'30" E 163.45 FT FOR A FURTHER POB RUNN TH S 2 DEG 39'30" E 110.10 FT TH S 86 DEG 07'10" W 159.73 FT TH N 3 DEG 29'10" W 203.55 FT TH N 63 DEG 5'30" E 63.55 FT TH S 2 DEG 39'30" E 117.10 FT TH N 87 DEG 20'30" E 101.10 FT TO FURTHER POB		

## Most Recent Sale Information

Sold on 01/10/2022 for 145,000 by CRANE, MARIA E.

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

**Liber/Page:** 2632-0349

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	66,400	<b>2023 Taxable:</b>	66,400	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,232  
Ground Area: 704  
Garage Area: 0  
Basement Area: 704  
Basement Walls:  
Estimated TCV: Tentative

## Image



Blissfield Village Section 29,30,31, & 32 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sales \$	Asd. when Sold	Asd/Adj. Sale
BL0-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21
BL2-230-4270-00	429 N MONROE ST	04/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,700	45.43
BL2-230-4770-00	409 W ADRIAN ST	05/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,200	46.57
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
<b>Totals:</b>			<b>\$1,403,000</b>			<b>\$1,403,000</b>	<b>\$541,600</b>	
								<b>38.60</b>
								<b>Std. Dev. =&gt; 6.87</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$106,846	\$27,360	\$87,640	\$79,805	1.098	1,222	\$71.72	0B1	4.4264
\$211,345	\$19,746	\$195,254	\$174,181	1.121	1,376	\$141.90	0B2	6.7074
\$142,193	\$15,978	\$124,022	\$114,741	1.081	1,121	\$110.64	0B2	2.6978
\$126,921	\$9,360	\$115,640	\$106,938	1.081	975	\$118.61	0B2	2.7461
\$148,861	\$15,020	\$134,980	\$121,674	1.109	1,074	\$125.68	0B2	5.5452
\$177,788	\$21,531	\$143,469	\$142,052	1.010	1,695	\$84.64	0B2	4.3933
\$131,259	\$16,200	\$88,800	\$104,866	0.847	1,256	\$70.70	0B2	20.7112
\$166,338	\$10,036	\$129,964	\$142,093	0.915	1,710	\$76.00	0B2	13.9267
\$98,484	\$8,280	\$94,720	\$82,860	1.143	1,190	\$79.60	0B2	8.9226
\$140,971	\$9,720	\$135,280	\$119,319	1.134	1,232	\$109.81	0B2	7.9857
<b>\$1,451,006</b>		<b>\$1,249,769</b>	<b>\$1,188,528</b>			<b>\$98.93</b>		<b>0.2383</b>
			E.C.F. =>	<b>1.052</b>		Std. Deviation=>	<b>0.09976319</b>	
			Ave. E.C.F. =>	<b>1.054</b>		Ave. Variance=>	<b>7.8062</b>	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONVENTIONAL	\$27,360	BLISS TWP SEC 29,30,31,32	401	45
RANCH	\$9,360	BLISS VIL NOT PLATT	401	62
RANCH	\$12,600	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	61
RANCH	\$8,640	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$14,040	BLISS VIL NOT PLATT	401	65
CONVENTIONAL	\$16,200	BLISS VIL NOT PLATT	401	61
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	63
CONVENTIONAL	\$8,280	BLISS VIL NOT PLATT	401	45
CONVENTIONAL	\$9,720	BLISS VIL NOT PLATT	401	70

7.406936301

Blissfield Village Sec. 29, 30, 31, 32 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL0-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21
BL2-231-1770-00	300 S MONROE ST	09/20/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$20,100	20.10
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
<b>Totals:</b>						<b>\$1,258,000</b>	<b>\$448,800</b>	

Sale. Ratio => 35.68  
 Std. Dev. => 8.27

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	EGF Area	Libor/Page
\$106,846	\$35,514	\$27,360	0.76	0.76	\$46,729	\$1.07	OB1	2626-0119
\$211,345	\$13,015	\$9,360	0.26	0.26	\$50,058	\$1.15	OB2	2644-0065
\$142,193	\$10,407	\$12,600	0.35	0.35	\$29,734	\$0.68	OB2	2650-0165
\$126,921	\$7,439	\$9,360	0.26	0.26	\$28,612	\$0.66	OB2	2641-0002
\$148,861	\$9,779	\$8,640	0.24	0.24	\$40,746	\$0.94	OB2	2623-0730
\$177,788	\$1,252	\$14,040	0.39	0.39	\$3,210	\$0.07	OB2	2647-0152
\$78,760	\$100,000	\$78,760	9.26	9.26	\$10,804	\$0.25	OB2	2645-0587
\$98,484	\$12,796	\$8,280	0.23	0.23	\$55,635	\$1.28	OB2	2648-0970
\$140,971	\$13,749	\$9,720	0.27	0.27	\$50,922	\$1.17	OB2	2632-0349
<b>\$1,232,169</b>	<b>\$203,951</b>	<b>\$178,120</b>	<b>12.02</b>	<b>12.02</b>	<b>Average</b>	<b>Average</b>		
	<b>Average</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>		
				<b>16,973.29</b>				<b>\$0.39</b>

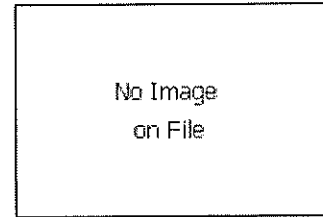
Land Table	Class
BLISS TWP SEC 29,30,31,32	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	402
BLISS VIL NOT PLATT	401
BLISS VIL NOT PLATT	401

12

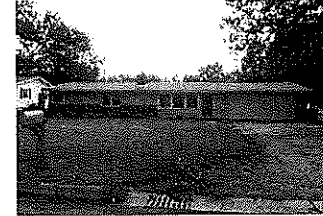


Neighborhoods Used: 02B. BRENOT COURT

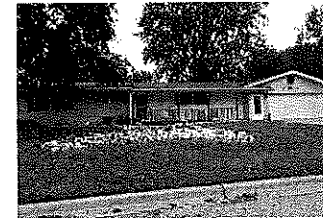
405 BRENOT CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-440-0210-00	10/26/2021 02B	401	174,400	19,024		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	155,376	130,749	1.188	



434 BRENOT CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-440-0170-00	06/24/2021 02B	401	180,000	15,905		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	47	164,095	130,220	1.260	



404 BRENOT CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-440-0020-00	06/23/2021 02B	401	180,000	18,639		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	161,361	164,093	0.983	



Neighborhoods Used: 02B. BRENOT COURT

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include Level, Cape Cod, Colonial, Condo, Contemporary, Conventional, Duplex, Historical, Log Home, Modular/Man, Multi-Family, Other, Ranch, Single Story, Tri-Level, Two Story.

Total Single Family Costs by Manual : 425,063
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI-Level, Cape Cod, Colonial, Condo, Contemporary, Conventional, Duplex, Historical, Log Home, Modular/Man, Multi-Family, Other, Ranch, Single Story, Tri-Level, Two Story.

Total Single Family Sale Residual Values : 480,832
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 3, 0, 7.89, 10.53, 1.000.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI-Level, Cape Cod, Colonial, Condo, Contemporary, Conventional, Duplex, Historical, Log Home, Modular/Man, Multi-Family, Other, Ranch, Single Story, Tri-Level, Two Story.

Neighborhoods Used: 02B. BRENOT COURT

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

Single Family E.C.F. : 1.131 (3)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.000 (0)  
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<                          Settings for this Analysis                          >>>>>>>>>>>>>>

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023

Terms Selected: 2

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): 02B - BRENOT COURT

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.40  
 Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30  
 Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30  
 Maximum E.C.F. (Commercial): 0.95

# Real Estate Summary Sheet

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

02/01/2024 10:41 AM

<b>Parcel:</b>	BL2-440-0210-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DETOLLA, JAMES & GAIL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	405 BRENOT CT BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2628-0481	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
DETOLLA, JAMES & GAIL 405 BRENOT CT BLISSFIELD MI 49228	LOT 21 BRENOT CT VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 10/26/2021 for 174,400 by SWARM, DIANE J.

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

**Liber/Page:** 2628-0481

## Most Recent Permit Information

Permit PM220003 on 01/28/2022 for \$0 category Mechanical.

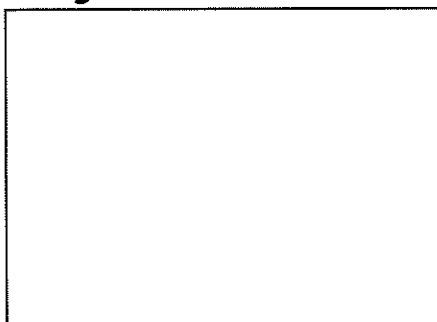
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	98 X 130 X 96 X 148
<b>2023 S.E.V.:</b>	89,800	<b>2023 Taxable:</b>	87,255	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,312  
Ground Area: 1,312  
Garage Area: 308  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:41 AM

<b>Parcel:</b>	BL2-440-0170-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NOWAK, JACOB A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	434 BRENOT CT BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2661-0716	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
NOWAK, JACOB A 434 BRENOT CT BLISSFIELD MI 49228	LOT 17 BRENOT CT VILLAGE OF BLISS		

## Most Recent Sale Information

Sold on 11/13/2023 for 220,000 by POST, NICHOLAS T & VOLRICH TAYLOR A.

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

**Liber/Page:** 2661-0716

## Most Recent Permit Information

Permit PE210020 on 07/22/2021 for \$0 category Electrical.

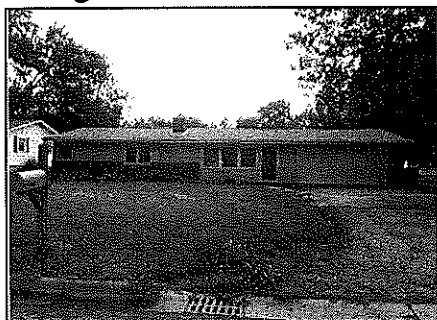
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	95 X 125 X 95 X 125
<b>2023 S.E.V.:</b>	87,900	<b>2023 Taxable:</b>	84,315	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1957  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 47  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,516  
Ground Area: 1,516  
Garage Area: 572  
Basement Area: 1,516  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:41 AM

<b>Parcel:</b>	BL2-440-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RIGGS, ALLISON L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	404 BRENOT CT BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2621-0458	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
RIGGS, ALLISON L 404 BRENOT CT BLISSFIELD MI 49228	LOT 2 BRENOT CT VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 06/23/2021 for 180,000 by BEEKMAN, ANDREA L.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2621-0458

## Most Recent Permit Information

Permit PM210031 on 10/29/2021 for \$0 category Mechanical.

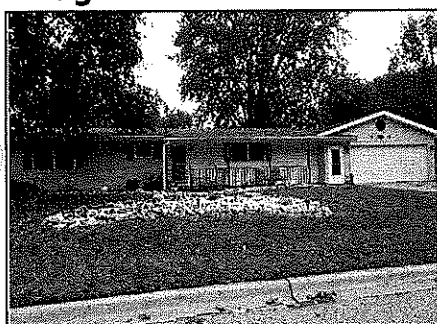
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	95 X 144 X 95 X 144
<b>2023 S.E.V.:</b>	109,300	<b>2023 Taxable:</b>	107,415	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,248  
Ground Area: 1,248  
Garage Area: 1,056  
Basement Area: 1,248  
Basement Walls:  
Estimated TCV: Tentative

## Image



Brenot Court Ecf Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-440-0020-00	404 BRENOT CT	06/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,400	41.89	\$222,771
BL2-440-0170-00	434 BRENOT CT	06/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,400	33.00	\$177,899
BL2-440-0210-00	405 BRENOT CT	10/26/21	\$174,400	PTA	03-ARM'S LENGTH	\$174,400	\$46,200	26.49	\$181,676
<b>Totals:</b>						<b>\$534,400</b>	<b>\$534,400</b>		<b>\$181,000</b>
							<b>Sale. Ratio =&gt;</b>	<b>33.87</b>	
							<b>Std. Dev. =&gt;</b>	<b>7.73</b>	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$18,639	\$161,361	\$164,093	0.983	1,248	\$129.30	02B	16.0596	RANCH
\$15,905	\$164,095	\$130,220	1.260	1,516	\$108.24	02B	11.6189	RANCH
\$19,024	\$155,376	\$130,749	1.188	1,312	\$118.43	02B	4.4406	RANCH
	\$480,832	\$425,063			\$118.65		1.2743	
	E.C.F. =>		1.131		Std. Deviation=>	0.14363636		
	Ave. E.C.F. =>		1.144		Ave. Variance=>	10.7064	Coefficient of Var=>	9.359168953



Land Value	Land Table	Property Class	Building	Depr.
\$15,700	BRENOT COURT	401		60
\$13,500	BRENOT COURT	401		47
\$15,500	BRENOT COURT	401		64

Brenot Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal
BL2-440-0170-00	434 BRENOT CT	06/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,400	33.00	\$184,865
BL2-440-0210-00	405 BRENOT CT	10/26/21	\$174,400	PTA	03-ARM'S LENGTH	\$174,400	\$46,200	26.49	\$189,674
<b>Totals:</b>						<b>\$354,400</b>	<b>\$105,600</b>		<b>\$374,539</b>
							<b>Sale. Ratio =&gt;</b>	<b>29.80</b>	
							<b>Std. Dev. =&gt;</b>	<b>4.60</b>	

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libe./Page	Land Table	Class
\$15,601	\$20,466	0.27	0.27	\$57,781	\$1.33	02B 2621-0659		BRENOT COURT	401
\$8,224	\$23,498	0.31	0.31	\$26,529	\$0.61	02B 2628-0481		BRENOT COURT	401
\$23,825	\$43,964	0.58	0.58						
		Average		Average					
		per Net Acre=>		41,077.59 per SqFt=>		\$0.94			

13

Neighborhoods Used: 01B.BURNHAM HEIGHTS ADDITION

306 N LANE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-430-0021-00       02/28/2023 01B       401       182,000       18,188  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   61       163,812       145,778       1.124



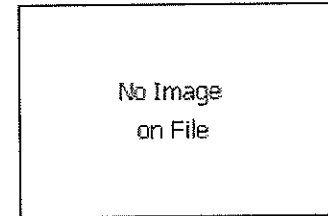
306 N LANE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-430-0021-00       02/21/2022 01B       401       168,000       18,188  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       CONVENTIONAL   61       149,812       145,778       1.028



401 VICTORY ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-430-0280-00       02/15/2022 01B       401       165,000       31,679  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           61       133,321       147,306       0.905



104 GRANT ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-430-0430-00       11/01/2021 01B       401       175,000       31,297  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           61       143,703       152,101       0.945



116 N LANE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-430-0080-00       04/05/2021 01B       401       110,000       15,399  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       RANCH           68       94,601       85,591       1.105



Neighborhoods Used: 01B.BURNHAM HEIGHTS ADDITION

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 676,554
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 685,249
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 5, 2, 6.43, 7.32, 0.996. After Application of E.C.F.s: 4.77, 6.54, 0.993.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

02/01/2024  
10:49 AM

ECF Analysis for: BLO - BLISSFIELD TOWNSHIP

Page: 3/3  
DB: Blissfield 2024

Neighborhoods Used: 01B.BURNHAM HEIGHTS ADDITION

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

Single Family E.C.F. : 1.013 (5)  
Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<    Settings for this Analysis    >>>>>>>>>>>>>

Starting Date: 04/01/2021  
Ending Date: 03/31/2023  
Terms Selected: 2  
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): 01B - BURNHAM HEIGHTS ADDITION

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.80 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 0.95

# Real Estate Summary Sheet

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

02/01/2024 10:50 AM

<b>Parcel:</b>	BL2-430-0021-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KREBS, MELANIE L & JAMES	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	306 N LANE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2651-0333	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	01B BURNHAM HEIGHTS ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
KREBS, MELANIE L & JAMES 306 N LANE ST BLISSFIELD MI 49228		N 35 FT OF LOT 2 AND ALL OF LOT 3 EX N 7 FT BURNHAM HGTS ADD TO BLISSFIELD VILLAGE	

## Most Recent Sale Information

Sold on 02/28/2023 for 182,000 by LANNOO, GEORGE & LADOUCEUR MICHELLE.

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

**Liber/Page:** 2651-0333

## Most Recent Permit Information

Permit 22-81447 on 06/28/2022 for \$0 category REMODEL.

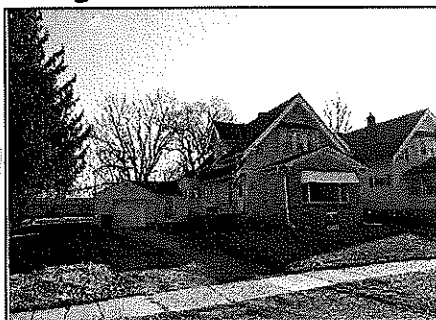
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,000	<b>2023 Taxable:</b>	78,000	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1926  
Occupancy: Single Family  
Class: C+5  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 61  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,234  
Ground Area: 974  
Garage Area: 308  
Basement Area: 974  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/01/2024 10:51 AM

<b>Parcel:</b>	BL2-430-0280-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BOHM, ALLAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	401 VICTORY ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2634-0171	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	01B BURNHAM HEIGHTS ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	LOT 28 ALSO E 1/2 OF LOT 29 AND E 1/2 OF LOT 30 BURNHAM HEIGHTS ADD TO BLISSFIELD VILLAGE
	BOHM, ALLAN 401 VICTORY ST BLISSFIELD MI 49228		

## Most Recent Sale Information

Sold on 02/15/2022 for 165,000 by BELANGER, THOMAS & LINDA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2634-0171

## Most Recent Permit Information

Permit PE220024 on 06/07/2022 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	86,700	<b>2023 Taxable:</b>	86,700	<b>Acreage:</b>	0.32
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1949  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 61  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,128  
Ground Area: 1,128  
Garage Area: 600  
Basement Area: 1,128  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:51 AM

<b>Parcel:</b>	BL2-430-0430-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOLLYER, DAVID & MCANELLY, BARBARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	104 GRANT ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2628-0888	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
HOLLYER, DAVID & MCANELLY, BARBARA 104 GRANT ST BLISSFIELD MI 49228	LOT 43 AND 44 ALSO THAT PART OF LOT 42 BEG AT NE COR LOT 42 TH S 120.90 FT TO SE COR LOT 42 TH N 79 DEG 05' W 13 FT TH N 06 DEG 15'E 119.15 FT TO POB-BURNHAM HGTS ADD TO BLISS- FIELD VILLAGE		

## Most Recent Sale Information

Sold on 11/01/2021 for 175,000 by MONROE, TRACY.

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

**Liber/Page:** 2628-0888

## Most Recent Permit Information

None Found

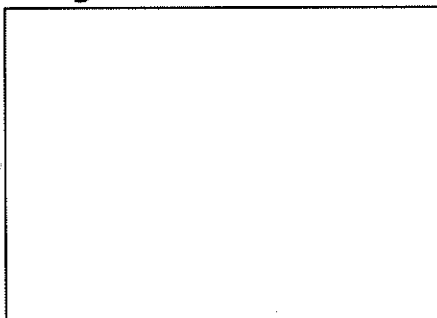
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	104 X 126 X 104 X 126
<b>2023 S.E.V.:</b>	87,700	<b>2023 Taxable:</b>	84,210	<b>Acreage:</b>	0.30
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1968  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior:  
% Good (Physical): 61  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,232  
Ground Area: 1,232  
Garage Area: 484  
Basement Area: 1,232  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 10:51 AM

<b>Parcel:</b>	BL2-430-0080-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SMOLINSKI, VICKIE S	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	316 N LANE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2616/0824	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	01B BURNHAM HEIGHTS ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	LOT 8 BURNHAM HEIGHTS ADD TO BLISSFIELD VILLAGE
	SMOLINSKI, VICKIE S 316 N LANE ST BLISSFIELD MI 49228		

## Most Recent Sale Information

Sold on 04/05/2021 for 110,000 by WILLIAMS, JARRAD.

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

**Liber/Page:** 2616/0824

## Most Recent Permit Information

None Found

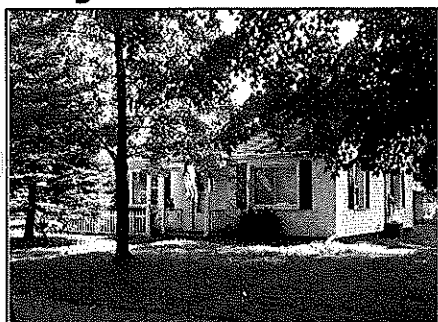
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	48,800	<b>2023 Taxable:</b>	46,515	<b>Acreage:</b>	0.16
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1951  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 68  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 832  
Ground Area: 832  
Garage Area: 384  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Burnham Heights ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	
BL2-430-0021-00	306 N LANE ST	02/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$59,800	35.60	
BL2-430-0021-00	306 N LANE ST	02/28/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$65,700	36.10	
BL2-430-0080-00	316 N LANE ST	04/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,300	36.64	
BL2-430-0280-00	401 VICTORY ST	02/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,600	42.79	
BL2-430-0430-00	104 GRANT ST	11/01/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,600	41.49	
<b>Totals:</b>			<b>\$800,000</b>			<b>\$800,000</b>	<b>\$309,000</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.63</b>
								<b>Std. Dev. =&gt;</b>	<b>3.35</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$163,966	\$18,188	\$149,812	\$145,778	1.028	1,234	\$121.40	01B	0.6373
\$163,966	\$18,188	\$163,812	\$145,778	1.124	1,234	\$132.75	01B	10.2409
\$100,990	\$15,399	\$94,601	\$85,591	1.105	832	\$113.70	01B	8.3969
\$178,985	\$31,679	\$133,321	\$147,306	0.905	1,128	\$118.19	01B	11.6238
\$183,398	\$31,297	\$143,703	\$152,101	0.945	1,232	\$116.64	01B	7.6513
<b>\$791,305</b>		<b>\$685,249</b>	<b>\$676,554</b>			<b>\$120.54</b>		<b>0.8448</b>
E.C.F. =>				<b>1.013</b>	Std. Deviation=>		<b>0.09610468</b>	
Ave. E.C.F. =>				<b>1.021</b>	Ave. Variance=>		<b>7.7100 Coefficient of Var=&gt;</b>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$18,000	BURNHAM HEIGHTS	401	61
CONVENTIONAL	\$18,000	BURNHAM HEIGHTS	401	61
RANCH	\$14,400	BURNHAM HEIGHTS	401	68
RANCH	\$28,800	BURNHAM HEIGHTS	401	61
RANCH	\$27,090	BURNHAM HEIGHTS	401	61

7.54923047

Burnham Heights Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
BL2-430-0021-00	306 N LANE ST	02/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$59,800	35.60	
BL2-430-0021-00	306 N LANE ST	02/28/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$65,700	36.10	
BL2-430-0080-00	316 N LANE ST	04/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,300	36.64	
BL2-430-0280-00	401 VICTORY ST	02/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,600	42.79	
BL2-430-0430-00	104 GRANT ST	11/01/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,600	41.49	
<b>Totals:</b>			<b>\$800,000</b>			<b>\$800,000</b>	<b>\$309,000</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.63</b>
								<b>Std. Dev. =&gt;</b>	<b>3.35</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	EGF Area	Libel/Page
\$164,766	\$22,034	\$18,800	0.20	0.20	\$110,170	\$2.53	01B 2634-0393	
\$164,766	\$36,034	\$18,800	0.20	0.20	\$180,170	\$4.14	01B 2651-0333	
\$101,630	\$23,410	\$15,040	0.16	0.16	\$146,313	\$3.36	01B 2616/0824	
\$180,265	\$14,815	\$30,080	0.32	0.32	\$46,297	\$1.06	01B 2634-0171	
\$184,602	\$18,692	\$28,294	0.30	0.30	\$62,100	\$1.43	01B 2628-0888	
<b>\$796,029</b>	<b>\$114,985</b>	<b>\$111,014</b>	<b>1.18</b>	<b>1.18</b>	<b>Average</b>	<b>Average</b>		
	<b>Average</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>		
				<b>97,362.40</b>				<b>\$2.24</b>



Land Table	Class
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401

C

2

1

14

02/05/2024  
05:21 AM

Neighborhoods Used: 03B.CANNON'S ADDITION

411 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-450-0031-00	07/19/2022 03B	401	130,000	40,193	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	45	89,807	86,971	1.033







# Real Estate Summary Sheet

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

02/05/2024 5:22 AM

<b>Parcel:</b>	BL2-450-0031-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WELLS, TANNER & CHEYENNE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	411 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	2642-0951	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
WELLS, TANNER & CHEYENNE 411 N MONROE ST BLISSFIELD MI 49228	N 1/2 OF LOT 3 AND ALL OF LOT 4 JAMES CANNONS ADD TO VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 07/19/2022 for 130,000 by BEAVER, CODY.

**Terms of Sale:** 03-ARM'S LENGTH **Libers/Page:** 2642-0951

## Most Recent Permit Information

Permit PB220048 on 10/03/2022 for \$0 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	59,700	<b>2023 Taxable:</b>	59,700	<b>Acreage:</b>	0.45
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,336  
Ground Area: 901  
Garage Area: 576  
Basement Area: 901  
Basement Walls:  
Estimated TCV: Tentative

## Image



Cannons Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-450-0031-00	411 N MONROE ST	07/19/22	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$64,800	49.85
Totals:			\$130,000			\$130,000	\$64,800	49.85
							Sale. Ratio =>	49.85
							Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$125,685	\$40,193	\$89,807	\$86,971	1.033	1,336	\$67.22	03B	CONVENTIONAL	\$36,000
\$125,685		\$89,807	\$86,971			\$67.22			
				E.C.F. =>	1.033				
				Ave. E.C.F. =>	1.033				



Land Table	Property Class	Building	Depr.
CANNONS ADDITION	401		45

---

Cannons Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-450-0031-00	411 N MONROE ST	07/19/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,800	49.85
Totals:			\$130,000			\$130,000	\$64,800	49.85
							Sale. Ratio =>	#DIV/0!
							Std. Dev. =>	

Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$124,245	\$40,315	\$34,560	0.45	0.45	\$89,589	\$2.06	038	2642-0951
\$124,245	\$40,315	\$34,560	0.45	0.45				
			Average		Average			
			per Net Acre=>	89,588.89	per SqFt=>	\$2.06		

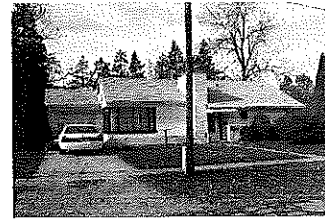


15

Neighborhoods Used: 04B.DAVID CARPENTER'S ADDITION

107 N QUICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-460-0332-00	08/02/2022 04B	401	74,500	15,658	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	47	58,842	71,882	0.819



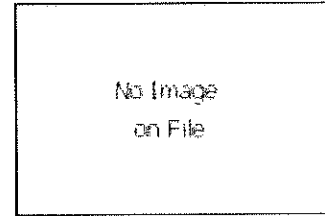
517 W ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-460-0240-00	06/28/2021 04B	401	139,000	24,608	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	69	114,392	133,877	0.854



525 WORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-460-0380-00	04/01/2021 04B	401	100,000	18,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	61	81,800	69,083	1.184



Neighborhoods Used: 04B.DAVID CARPENTER'S ADDITION

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 274,841
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 255,034
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows show values for 3 valid sales and 0 invalid sales, with values after E.C.F.s application.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Neighborhoods Used: 04B.DAVID CARPENTER'S ADDITION

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

Single Family E.C.F. : 0.928 (3)  
 Mobile Home E.C.F. : 1.000 (0)  
 Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.000 (0)  
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 2  
 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): 04B - DAVID CARPENTER'S ADDITION

```

Max # of Res. Buildings: 500          Minimum E.C.F. (Residential): 0.80
                                         Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500          Minimum E.C.F. (Agricultural): 0.30
                                         Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500          Minimum E.C.F. (Commercial): 0.30
                                         Maximum E.C.F. (Commercial): 0.95
    
```



# Real Estate Summary Sheet

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

02/05/2024 5:30 AM

<b>Parcel:</b>	BL2-460-0240-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SEARS, ALEXANDER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	517 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2621-0883	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	04B DAVID CARPENTER'S ADDITION

## Mailing Address:

SEARS, ALEXANDER  
517 W ADRIAN ST  
BLISSFIELD MI 49228

## Description:

LOT 24 DAVID CARPENTERS ADDITION TO THE VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 06/28/2021 for 139,000 by BOCSKAY, CHAD M.

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

**Liber/Page:** 2621-0883

## Most Recent Permit Information

Permit PB220003 on 01/27/2022 for \$63,385 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	73,500	<b>2023 Taxable:</b>	70,035	<b>Acreage:</b>	0.30
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 69  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,320  
Ground Area: 992  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 5:30 AM

<b>Parcel:</b>	BL2-460-0332-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILSON, ANNA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	107 N QUICK ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2643-0624	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
WILSON, ANNA M 107 N QUICK ST BLISSFIELD MI 49228	LOT 33 EX S 65 FT DAVID CARPENTERS ADD TO VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 08/02/2022 for 74,500 by HEALY, MEGAN K.

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

**Liber/Page:** 2643-0624

## Most Recent Permit Information

None Found

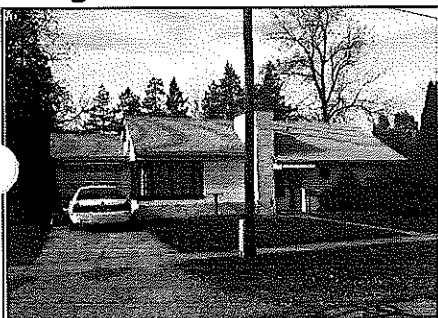
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	42,300	<b>2023 Taxable:</b>	42,300	<b>Acreage:</b>	0.19
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1945  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 47  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 966  
Ground Area: 966  
Garage Area: 242  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 5:30 AM

<b>Parcel:</b>	BL2-460-0380-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PERRY, JACOB D	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	525 WORTH ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2616/0620	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
PERRY, JACOB D 525 WORTH ST BLISSFIELD MI 49228	LOT 38 DAVID CARPENTERS ADD TO VILLAGE OF BLISSFIELD		

## Most Recent Sale Information

Sold on 04/01/2021 for 100,000 by ROMBACH, DANIELLE N.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2616/0620

## Most Recent Permit Information

None Found

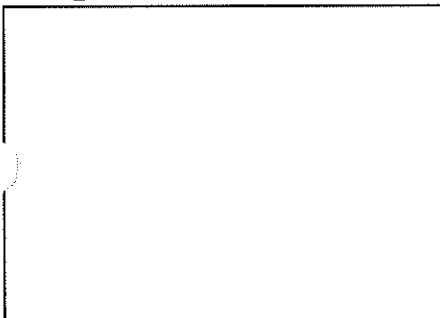
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	42,400	<b>2023 Taxable:</b>	40,950	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 61  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 690  
Ground Area: 536  
Garage Area: 480  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



David Carpenters Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-460-0240-00	517 W ADRIAN ST	06/28/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$57,600	41.44
BL2-460-0332-00	107 N QUICK ST	08/02/22	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$38,500	51.68
BL2-460-0380-00	525 WORTH ST	04/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,800	37.80
<b>Totals:</b>			<b>\$313,500</b>			<b>\$313,500</b>	<b>\$133,900</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.71</b>
							<b>Std. Dev. =&gt;</b>	<b>7.20</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$160,124	\$2,051	\$23,175	0.30	0.30	\$6,837	\$0.16	04B	2621-0883
\$88,630	\$548	\$14,678	0.19	0.19	\$2,884	\$0.07	04B	2643-0624
\$88,892	\$31,193	\$20,085	0.26	0.26	\$119,973	\$2.75	04B	2616/0620
<b>\$337,646</b>	<b>\$33,792</b>	<b>\$57,938</b>	<b>0.75</b>	<b>0.75</b>				
			Average		Average			
			per Net Acre=>	45,056.00	per SqFt=>	\$1.03		

**Land Table**

**Class**

DAVID CARPENTER'S ADDITION 401

DAVID CARPENTER'S ADDITION 401

DAVID CARPENTER'S ADDITION 401

---

David Carpenters Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-460-0240-00	517 W ADRIAN ST	06/28/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$57,600	41.44
BL2-460-0332-00	107 N QUICK ST	08/02/22	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$38,500	51.68
BL2-460-0380-00	525 WORTH ST	04/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,800	37.80
<b>Totals:</b>			<b>\$313,500</b>			<b>\$313,500</b>	<b>\$133,900</b>	
							Sale. Ratio =>	42.71
							Std. Dev. =>	7.20

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.-Ft.	ECF Area	Dev. by Mean (%)
\$157,949	\$24,608	\$114,392	\$133,877	0.854	1,320	\$86.66	048	9.7919
\$87,252	\$15,658	\$58,842	\$71,882	0.819	966	\$60.91	048	13.3781
\$87,007	\$18,200	\$81,800	\$69,083	1.184	690	\$118.55	048	23.1699
\$332,208		\$255,034	\$274,841			\$88.71		2.4446
				E.C.F. =>		Std. Deviation=>		0.20145714
				Ave. E.C.F. =>		Ave. Variance=>		15.4466 Coefficient of Var=>
				0.952				



Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$21,000	DAVID CARPENTER'S ADDITION	401	69
RANCH	\$13,300	DAVID CARPENTER'S ADDITION	401	47
CONVENTIONAL	\$18,200	DAVID CARPENTER'S ADDITION	401	61

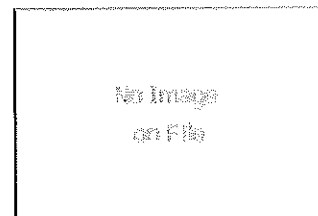
16.21901123

16

Neighborhoods Used: 06B.DAVIS ADDITION

338 CHERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-480-0121-00	07/29/2022 06B	401	118,000	17,071	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	100,929	90,362	1.117



Neighborhoods Used: 06B.DAVIS ADDITION

Single Family Computed Costs by Manual

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 90,362
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 100,929
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Row: After Application of E.C.F.s

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.



# Real Estate Summary Sheet

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

02/05/2024 5:37 AM

<b>Parcel:</b>	BL2-480-0121-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BONHAM, CRYSTAL A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	338 CHERRY ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2643-0626	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
BONHAM, CRYSTAL A 338 CHERRY ST BLISSFIELD MI 49228	LOT BEG AT NW COR LOT 12 RUNN TH E'LY 48.5 FT TH S'LY 132 FT TH W'LY 46.5 FT TH N'LY 132 FT TO POB DAVIS ADD		

## Most Recent Sale Information

Sold on 07/29/2022 for 118,000 by FRIEDRICH, JOHN & SHELLY R, JR.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2643-0626

## Most Recent Permit Information

None Found

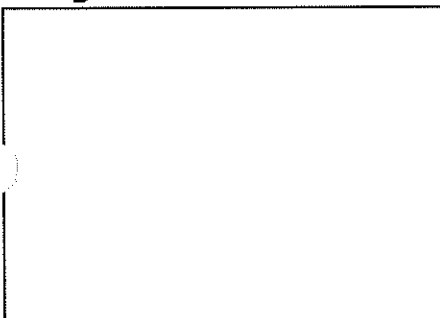
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	49,900	<b>2023 Taxable:</b>	49,900	<b>Acreage:</b>	0.14
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1945  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 55  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 940  
Ground Area: 940  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Davis Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-480-0121-00	338 CHERRY ST	07/29/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$50,600	42.88	\$105,897
<b>Totals:</b>			<b>\$118,000</b>			<b>\$118,000</b>	<b>\$50,600</b>	<b>42.88</b>	<b>\$105,897</b>

Sale. Ratio =>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table
\$17,071	\$100,929	\$90,362	1.117	940	\$107.37	068	RANCH	\$8,400	DAVIS ADDITION
	\$100,929	\$90,362			\$107.37				
	E.C.F. =>		1.117						
	Ave. E.C.F. =>		1.117						



Property Class Building Dep.

401

55

---

Davis Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-480-0121-00	338 CHERRY ST	07/29/22	\$118,000	WD	03-ARMY'S LENGTH	\$118,000	\$50,600	42.88	\$105,421
<b>Totals:</b>			<b>\$118,000</b>			<b>\$118,000</b>	<b>\$50,600</b>	<b>42.88</b>	<b>\$105,421</b>

Sale. Ratio =>

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Liber/Page	Land Table	Class
\$20,503	\$7,924	0.14	0.14	\$146,450	\$3.36	06B	2643-0626	DAVIS/ADDITION	401
\$20,503	\$7,924	0.14	0.14						
		Average		Average					
		per Net Acre=>	146,450.00	per SqFt=>	\$3.36				

17

Neighborhoods Used: 07B.FAIRHAVEN

484 N LANE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-490-0010-00       03/20/2023 07B       401       375,000       64,829  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family        CONTEMPORARY   55       310,171       314,301       0.987



357 MT VERNON DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-490-0250-00       03/10/2023 07B       401       357,000       36,108  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family        RANCH           79       320,892       262,430       1.223



474 N LANE ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-490-0060-00       12/05/2022 07B       401       240,000       28,322  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family        RANCH           60       211,678       207,572       1.020



300 GRANT ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-490-0060-00       08/23/2022 07B       401       410,000       37,745  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family        CONTEMPORARY   77       372,255       307,305       1.211



MT VERNON DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-490-0160-00       12/08/2021 07B       401       275,000       36,462  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family        CONVENTIONAL   76       238,538       250,005       0.954



306 WOODMONT ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 BL2-490-0290-00       06/25/2021 07B       401       265,000       36,208  
 Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family        CONVENTIONAL   69       228,792       276,822       0.826



Neighborhoods Used: 07B.FAIRHAVEN

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include LEVEL, COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 1,618,435
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 1,682,326
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 6, 0, 9.45, 12.46, 1.016.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Neighborhoods Used: 07B.FAIRHAVEN

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

Single Family E.C.F. : 1.039 (6)  
Mobile Home E.C.F. : 1.000 (0)  
Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2021  
Ending Date: 03/31/2023  
Terms Selected: 2  
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): 07B - FAIRHAVEN

-----  
Max # of Res. Buildings: 500 Minimum E.C.F. (Residential): 0.80  
Maximum E.C.F. (Residential): 3.00  
Max # of Ag. Buildings: 500 Minimum E.C.F. (Agricultural): 0.30  
Maximum E.C.F. (Agricultural): 3.00  
Max # of C/I Buildings: 500 Minimum E.C.F. (Commercial): 0.30  
Maximum E.C.F. (Commercial): 0.95

# Real Estate Summary Sheet

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

02/05/2024 5:48 AM

<b>Parcel:</b>	BL2-490-0010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WEIGAND, TERRANCE & LINDSAY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	484 N LANE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2652-0007	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	07B FAIRHAVEN

## Mailing Address:

WEIGAND, TERRANCE & LINDSAY  
484 N LANE ST  
BLISSFIELD MI 49228

## Description:

LOTS 1 & 2 ALSO THAT PART OF LOTS 51 & 52 BEG AT SW COR LOT 2 RUNN TH S 87 DEG 38'E 110.03 FT TO SE COR LOT 2 TH S 58 DEG 31'E 139.53 FT TO SE COR LOT 1 TH S 1 DEG 19'W 67.91 FT TO NE COR LOT 53 TH N 57 DEG 25'W 269.82 FT TO POB FAIRHAVEN ACRES

## Most Recent Sale Information

Sold on 03/20/2023 for 375,000 by CANTRELL, RYAN S & LINDSAY M.

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

**Liber/Page:** 2652-0007

## Most Recent Permit Information

None Found

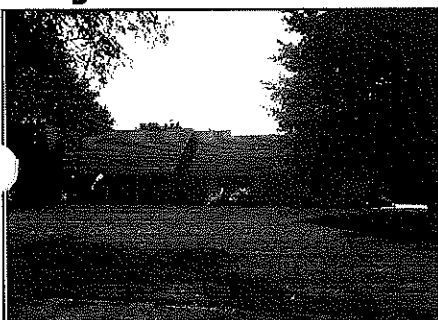
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	176,700	<b>2023 Taxable:</b>	171,990	<b>Acreage:</b>	1.05
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1971  
Occupancy: Single Family  
Class: BC  
Style: CONTEMPORARY  
Exterior: Brick/Siding  
% Good (Physical): 55  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,747  
Ground Area: 2,008  
Garage Area: 720  
Basement Area: 2,008  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/05/2024 5:48 AM

<b>Parcel:</b>	BL2-490-0060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOPP, DAVID J & JOYCE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	474 N LANE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2648-0469	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	07B FAIRHAVEN
<b>Mailing Address:</b>		<b>Description:</b>	
HOPP, DAVID J & JOYCE		LOT 6 FAIRHAVEN ACRES	
474 N LANE ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 12/05/2022 for 240,000 by KNAPP, BRENDA/SMITH LOANN.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2648-0469

## Most Recent Permit Information

Permit PB180029 on 06/15/2018 for \$12,500 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	109,500	<b>2023 Taxable:</b>	109,500	<b>Acreage:</b>	0.44
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1976  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,632  
Ground Area: 1,632  
Garage Area: 784  
Basement Area: 1,632  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 5:48 AM

<b>Parcel:</b>	BL2-490-0160-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HUDSON, RICKY & RACHEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	388 MT VERNON DR BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2630-0720	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	07B FAIRHAVEN
<b>Mailing Address:</b>	HUDSON, RICKY & RACHEL 388 MT VERNON DR BLISSFIELD MI 49228	<b>Description:</b>	LOTS 16 FAIRHAVEN ACRES

## Most Recent Sale Information

Sold on 12/08/2021 for 275,000 by GORDON, MONICA A.

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

**Liber/Page:** 2630-0720

## Most Recent Permit Information

None Found

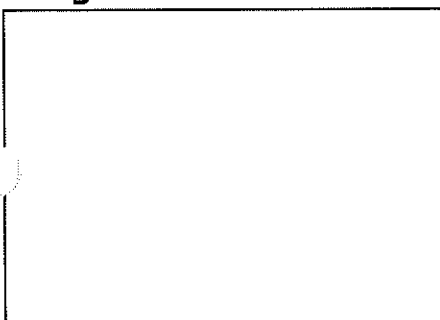
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	132,500	<b>2023 Taxable:</b>	124,320	<b>Acreage:</b>	0.50
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Single Family  
Class: C+10  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,067  
Ground Area: 1,117  
Garage Area: 483  
Basement Area: 813  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 5:48 AM

<b>Parcel:</b>	BL2-490-0250-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GOODNIGHT, TIMOTHY A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	357 MT VERNON DR BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2651-0725	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	07B FAIRHAVEN
<b>Mailing Address:</b>	GOODNIGHT, TIMOTHY A 357 MT VERNON DR BLISSFIELD MI 49228	<b>Description:</b>	LOT 25 FAIRHAVEN ACRES

## Most Recent Sale Information

Sold on 03/10/2023 for 357,000 by DZIAD, AMY TRUST.

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

**Liber/Page:** 2651-0725

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	0	<b>2023 Taxable:</b>	0	<b>Acreage:</b>	0.40
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior: Brick/Siding  
% Good (Physical): 79  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,754  
Ground Area: 1,754  
Garage Area: 428  
Basement Area: 1,754  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 5:48 AM

<b>Parcel:</b>	BL2-490-0290-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MARKS, DOUGLAS A & HEATHER K	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	306 WOODMONT ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2621-0694	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
MARKS, DOUGLAS A & HEATHER K	LOT 29 - FAIRHAVEN ACRES		
306 WOODMONT ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 06/25/2021 for 265,000 by BANGERTER, WILLIAM D.

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

**Liber/Page:** 2621-0694

## Most Recent Permit Information

None Found

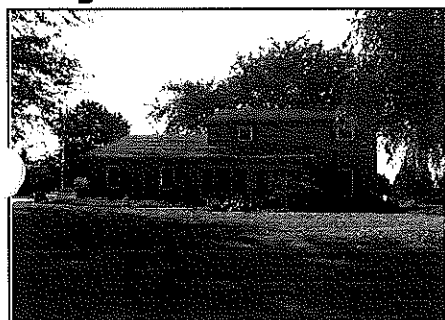
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	143,800	<b>2023 Taxable:</b>	134,190	<b>Acreeage:</b>	0.48
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1978  
Occupancy: Single Family  
Class: C+10  
Style: CONVENTIONAL  
Exterior: Brick/Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,240  
Ground Area: 1,288  
Garage Area: 528  
Basement Area: 1,288  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 5:48 AM

<b>Parcel:</b>	BL2-490-0650-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DONOVAN, TIM & KATHLEEN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	300 GRANT ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2644-0256	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	07B FAIRHAVEN
<b>Mailing Address:</b>		<b>Description:</b>	
DONOVAN, TIM & KATHLEEN		LOT 65 FAIRHAVEN ACRES	
300 GRANT ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 08/23/2022 for 410,000 by HAEFNER, RICHARD D & NANCY E.

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

**Liber/Page:** 2644-0256

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	159,200	<b>2023 Taxable:</b>	159,200	<b>Acres:</b>	0.49
<b>Zoning:</b>	RM-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1999  
Occupancy: Single Family  
Class: C+10  
Style: CONTEMPORARY  
Exterior: Brick/Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,042  
Ground Area: 2,042  
Garage Area: 576  
Basement Area: 2,042  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



Fairhaven ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-490-0010-00	484 N LANE ST	03/20/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,800	43.68
BL2-490-0060-00	474 N LANE ST	12/05/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,000	40.83
BL2-490-0160-00	388 MT VERNON DR	12/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,000	38.91
BL2-490-0250-00	357 MT VERNON DR	03/10/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$121,900	34.15
BL2-490-0290-00	306 WOODMONT ST	06/25/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,900	39.21
BL2-490-0650-00	300 GRANT ST	08/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$141,000	34.39
<b>Totals:</b>						<b>\$1,922,000</b>	<b>\$735,600</b>	
						<b>Sale. Ratio =&gt;</b>		<b>38.27</b>
						<b>Std. Dev. =&gt;</b>		<b>3.71</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$371,901	\$64,829	\$310,171	\$314,301	0.987	2,747	\$112.91	078	5.0039
\$231,120	\$28,322	\$211,678	\$207,572	1.020	1,632	\$129.70	078	1.7119
\$280,717	\$36,462	\$238,538	\$250,005	0.954	2,067	\$115.40	078	8.2767
\$292,502	\$36,108	\$320,892	\$262,430	1.223	1,754	\$182.95	078	18.5873
\$306,663	\$36,208	\$228,792	\$276,822	0.826	2,240	\$102.14	078	21.0404
\$337,982	\$37,745	\$372,255	\$307,305	1.211	2,042	\$182.30	078	17.4455
<b>\$1,820,885</b>		<b>\$1,682,326</b>	<b>\$1,618,435</b>			<b>\$137.57</b>		<b>0.2578</b>
			E.C.F. =>	<b>1.039</b>		Std. Deviation=>	<b>0.15420783</b>	
			Ave. E.C.F. =>	<b>1.037</b>		Ave. Variance=>	<b>12.0109</b>	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONTEMPORARY	\$45,000	FAIRHAVEN	401	55
RANCH	\$22,000	FAIRHAVEN	401	60
CONVENTIONAL	\$25,000	FAIRHAVEN	401	76
RANCH	\$20,000	FAIRHAVEN	401	79
CONVENTIONAL	\$24,000	FAIRHAVEN	401	69
CONTEMPORARY	\$24,500	FAIRHAVEN	401	77

11.58351066



Fairhaven Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-490-0010-00	484 N LANE ST	03/20/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,800	43.68
BL2-490-0060-00	474 N LANE ST	12/05/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,000	40.83
BL2-490-0160-00	388 MT VERNON DR	12/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,000	38.91
BL2-490-0250-00	357 MT VERNON DR	03/10/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$121,900	34.15
BL2-490-0290-00	306 WOODMONT ST	06/25/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,900	39.21
BL2-490-0650-00	300 GRANT ST	08/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$141,000	34.39
<b>Totals:</b>						<b>\$1,922,000</b>	<b>\$735,600</b>	<b>38.27</b>
							<b>Sale. Ratio =&gt;</b>	<b>38.27</b>
							<b>Std. Dev. =&gt;</b>	<b>3.71</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt.	ECF Area	Libor/Page	Land Table
\$381,644	\$38,356	\$45,000	1.05	1.05	\$36,530	\$0.84	07B 2652-0007	FAIRHAVEN	
\$237,555	\$24,445	\$22,000	0.44	0.44	\$55,557	\$1.28	07B 2648-0469	FAIRHAVEN	
\$288,467	\$11,533	\$25,000	0.50	0.50	\$23,066	\$0.53	07B 2630-0720	FAIRHAVEN	
\$300,637	\$76,363	\$20,000	0.40	0.40	\$190,908	\$4.38	07B 2651-0725	FAIRHAVEN	
\$315,245	(\$26,245)	\$24,000	0.48	0.48	(\$54,677)	(\$1.26)	07B 2621-0694	FAIRHAVEN	
\$347,508	\$86,992	\$24,500	0.49	0.49	\$177,535	\$4.08	07B 2644-0256	FAIRHAVEN	
<b>\$1,871,056</b>	<b>\$211,444</b>	<b>\$160,500</b>	<b>3.36</b>	<b>3.36</b>	<b>Average</b>	<b>Average</b>			
			per Net Acre=>	62,929.76	per SqFt=>	\$1.44			

**Class**

401

401

401

401

401

401

---

18

Neighborhoods Used: 05B.FITCH DEWEYS ADDITION

323 PEARL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-470-0130-00	09/21/2022 05B	401	230,000	55,760	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	61	174,240	142,914	1.219



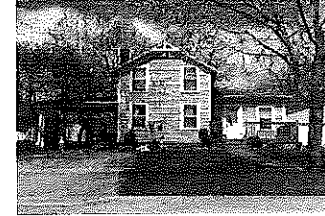
107 UNION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-470-0031-00	07/22/2022 05B	401	280,000	38,729	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	57	241,271	290,784	0.830



316 PEARL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-470-0231-00	01/24/2022 05B	401	132,000	18,212	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	60	113,788	142,530	0.798







# Real Estate Summary Sheet

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

02/05/2024 5:56 AM

**Parcel:** BL2-470-0031-00  
**Owner's Name:** LANTZ, CHARLES G JR & BETZ KAREN S  
**Property Address:** 107 UNION ST  
BLISSFIELD, MI 49228  
**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** BLO BLISSFIELD TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** 05B FITCH DEWEYS ADDITION  
**Libers/Page:** 2642-0858  
**Split:** / /  
**Created:** / /  
**Active:** Active  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights  
**Topography:** Level, High, Landscaped

## Mailing Address:

LANTZ, CHARLES G JR & BETZ KAREN S  
107 UNION ST  
BLISSFIELD MI 49228

## Description:

LOTS 3 & 4 FITCH DEWEYS ADD TO VILLAGE OF LYON ALSO THAT PART OF LOT 107 ASSESS PLAT NO 1 VILLAGE OF BLISSFIELD BEG AT SE COR LOT 3 FITCH DEWEYS ADD RUNN TH S 8 FT TH W'LY PAR WITH S LI LOTS 3 & 4 TO PT 10 FT E'LY FROM E LI LOT 7 TH N'LY 8 FT TO S LI LOT 4 TH E'LY ALG S LI LOTS 3 & 4 TO POB ASSESSOR'S PLAT NO 1

## Most Recent Sale Information

Sold on 07/22/2022 for 280,000 by HUNTLEY, ROBERT.

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

**Libers/Page:** 2642-0858

## Most Recent Permit Information

Permit PB180028 on 06/14/2018 for \$40,728 category Res. Add/Alter/Repair.

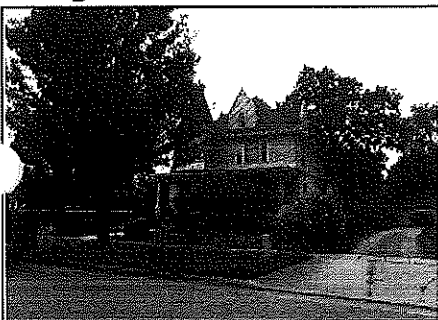
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	133.6X144.3X133X144
<b>2023 S.E.V.:</b>	156,900	<b>2023 Taxable:</b>	156,900	<b>Acreage:</b>	0.44
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	133.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	144.3

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: BC  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 57  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,690  
Ground Area: 1,396  
Garage Area: 528  
Basement Area: 1,396  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/05/2024 5:56 AM

<b>Parcel:</b>	BL2-470-0130-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ASCHEMEIER, KEVIN & SHANNON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	323 PEARL ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2646-0048	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	05B FITCH DEWEYS ADDITION
<b>Mailing Address:</b>	ASCHEMEIER, KEVIN & SHANNON 323 PEARL ST BLISSFIELD MI 49228	<b>Description:</b>	LOTS 12-13-14 & 15 FITCH DEWEYS ADD ALSO LOT 117 EX E'LY 129 FT ALSO LOTS 120, 121 AND 122 ASSESSORS PLAT NO 1 BLISSFIELD VILLAGE 8/1/2012 COMB FROM BL2-470-0120-00

## Most Recent Sale Information

Sold on 09/21/2022 for 230,000 by WINKLER, BOWEN J & GABRIELLE D.

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

**Liber/Page:** 2646-0048

## Most Recent Permit Information

Permit 17-0092 on 11/16/2017 for \$0 category REROOF.

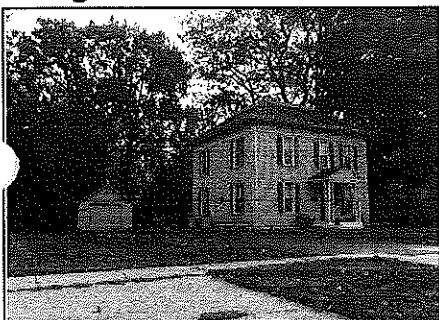
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	330 X 132 X 330 X 132
<b>2023 S.E.V.:</b>	104,600	<b>2023 Taxable:</b>	104,600	<b>Acreage:</b>	1.34
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	330.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior: Alum., Vinyl  
% Good (Physical): 61  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,466  
Ground Area: 738  
Garage Area: 280  
Basement Area: 728  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 5:56 AM

<b>Parcel:</b>	BL2-470-0231-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SHELDON JOSEPH J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	316 PEARL ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2633-0084	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	05B FITCH DEWEYS ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
SHELDON JOSEPH J 316 PEARL ST BLISSFIELD MI 49228		LOT 23 EX THE N 12 FT FITCH DEWEYS ADD	

## Most Recent Sale Information

Sold on 01/24/2022 for 132,000 by SCHMUCKER, TIMOTHY J & VICKI.

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

**Liber/Page:** 2633-0084

## Most Recent Permit Information

None Found

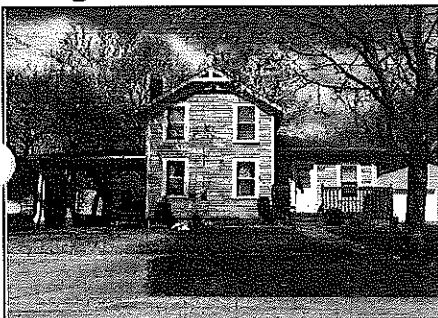
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	54 X 165 X 54 X 165
<b>2023 S.E.V.:</b>	76,500	<b>2023 Taxable:</b>	76,500	<b>Acreage:</b>	0.21
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	54.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior: Alum., Vinyl  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,456  
Ground Area: 932  
Garage Area: 0  
Basement Area: 624  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



Fitch Deweys Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-470-0031-00	107 UNION ST	07/22/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,000	52.86	\$314,683
BL2-470-0130-00	323 PEARL ST	09/21/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,300	41.00	\$191,385
BL2-470-0231-00	316 PEARL ST	01/24/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$65,200	49.39	\$153,473
<b>Totals:</b>						<b>\$642,000</b>	<b>\$307,500</b>	<b>47.90</b>	<b>\$659,541</b>
							<b>Sale. Ratio =&gt;</b>	<b>6.10</b>	
							<b>Std. Dev. =&gt;</b>		

Land + Yard	Bldg. Residual	Cost: Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Dev. by Mean (%)	Building Style
\$38,729	\$241,271	\$290,784	0.830	2,690	\$89.69	058	11.9363	CONVENTIONAL
\$55,760	\$174,240	\$142,914	1.219	1,466	\$118.85	058	27.0109	CONVENTIONAL
\$18,212	\$113,788	\$142,530	0.798	1,456	\$78.15	058	15.0745	CONVENTIONAL
	\$529,299	\$576,228			\$95.57		3.0530	
E.C.F. =>		0.919	Std. Deviation=>		0.23444678			
Ave. E.C.F. =>		0.949	Ave. Variance=>		18.0073	Coefficient of Var=>		18.97319186

Land Value	Land Table	Property Class	Building	Depr.
\$31,235	FITCH DEWEY ADD	401		57
\$52,858	FITCH DEWEY ADD	401		61
\$13,500	FITCH DEWEY ADD	401		60

---

Fitch Deweys Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-470-0031-00	107 UNION ST	07/22/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,000	52.86	\$330,300
BL2-470-0130-00	323 PEARL ST	09/21/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,300	41.00	\$217,473
BL2-470-0231-00	316 PEARL ST	01/24/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$65,200	49.39	\$160,223
<b>Totals:</b>			<b>\$642,000</b>			<b>\$642,000</b>	<b>\$307,500</b>		<b>\$707,996</b>
								Sale. Ratio =>	47.90
								Std. Dev. =>	6.10

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front
(\$3,448)	\$46,852	124.9	144.3	0.44	0.44	(\$28)	(\$7,783)	(\$0.18)	133.60
\$91,473	\$78,946	208.7	132.0	1.34	1.34	\$438	\$68,263	\$1.57	330.00
(\$7,973)	\$20,250	54.0	165.0	0.21	0.21	(\$148)	(\$38,893)	(\$0.89)	54.00
<b>\$80,052</b>	<b>\$146,048</b>	<b>387.6</b>		<b>1.99</b>	<b>1.99</b>				
Average				Average			Average		
per FF=>		\$207		per Net Acre=>	40,267.61		per SqFt=>	\$0.92	

ECF Area	Libel/Page	Land Table	Class	Rate Group 1
05B	2642-0858	FITCH DEWEY ADD	401	FITCH DEWEY
05B	2646-0048	FITCH DEWEY ADD	401	FITCH DEWEY
05B	2633-0084	FITCH DEWEY ADD	401	FITCH DEWEY

---



19

Neighborhoods Used: 08B.GEORGE FEEBACK'S ADDITION

205 JIPSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-500-0240-00	09/06/2022 08B	401	147,000	11,967	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	45	135,033	106,346	1.270



406 E JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-500-0211-00	04/27/2021 08B	401	162,000	20,700	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	82	141,300	179,158	0.789







# Real Estate Summary Sheet

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

02/05/2024 6:07 AM

**Parcel:** BL2-500-0211-00  
**Owner's Name:** PAYNE, SPENCER J & WEISS REBECCA  
**Property Address:** 406 E JEFFERSON ST  
BLISSFIELD, MI 49228  
**Liber/Page:** 2619/0096  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights  
**Topography:** Level, High, Landscaped

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** BLO BLISSFIELD TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** 08B GEORGE FEEBACK'S ADDITION

**Created:** / /  
**Active:** Active

## Mailing Address:

PAYNE, SPENCER J & WEISS REBECCA A  
406 E JEFFERSON ST  
BLISSFIELD MI 49228

## Description:

PT OF LOTS 22,23,27 GEO FEEBACK'S ADD TO VILL OF BLISSFIELD BEG 120 FT N 86 DEG 54' E FROM INTERSECTION OF S LI OF JEFFERSON ST WITH TH E LI OF JIPSON ST TH N 86 DEG 54' E 98.50 FT TH S 1 DEG 39'23" E 202.62 FT TH S 88 DEG 13' W 53.5 FT TH N 1 DEG 38'57" W 135.39 FT TH S 86 DEG 54' W 45 FT TH N 1 DEG 40' W 66 FT TO POB ALSO ALL THAT PRT LOTS 22,27 DESC AS COMM 218.5 FT N 86 DEG 54' E FROM INTERSECTION OF S LI OF JEFFERSON ST WITH E LI OF JIPSON ST RUNN TH N 86 DEG 54' E 29.02 FT TH S 2 DEG 19' E 203.62 FT TH S 88 DEG 13' W 30.64 FT TH N 1 DEG 39'23" W 202.62 FT TO POB

## Most Recent Sale Information

Sold on 04/27/2021 for 162,000 by SHIELDS, JOHNNIE D & DEBRA J.

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

**Liber/Page:** 2619/0096

## Most Recent Permit Information

Permit PE190055 on 09/18/2019 for \$0 category Electrical.

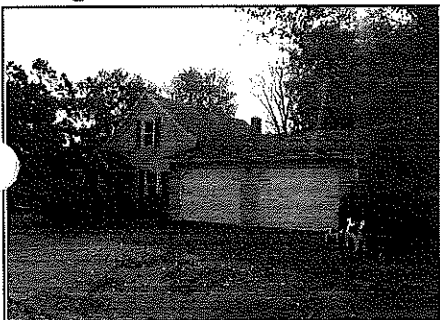
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	85,100	<b>2023 Taxable:</b>	84,420	<b>Acreeage:</b>	0.46
<b>Zoning:</b>	C-3	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,395  
Ground Area: 1,020  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:07 AM

<b>Parcel:</b>	BL2-500-0240-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NORMENT HOME SERVICES LLC	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	205 JIPSON ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2644-0974	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	08B GEORGE FEEBACK'S ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
NORMENT HOME SERVICES LLC 520 JIPSON ST BLISSFIELD MI 49228		LOT 24 GEO FEEBACKS ADD TO VILLAGE OF BLISSFIELD	

## Most Recent Sale Information

Sold on 09/06/2022 for 147,000 by SHIELDS, STEVEN W & KENDRA J.

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

**Liber/Page:** 2644-0974

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	50,000	<b>2023 Taxable:</b>	50,000	<b>Acreage:</b>	0.25
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 2  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 5  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,902  
Ground Area: 1,614  
Garage Area: 0  
Basement Area: 864  
Basement Walls:  
Estimated TCV: Tentative

## Image



George Feedbacks Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
BL2-500-0211-00	406 E JEFFERSON ST	04/27/21	\$162,000	WD	03-ARMS LENGTH	\$162,000	\$78,900	48.70	
BL2-500-0240-00	205 JIPSON ST	09/06/22	\$147,000	WD	03-ARMS LENGTH	\$147,000	\$46,800	31.84	
<b>Totals:</b>			<b>\$309,000</b>			<b>\$309,000</b>	<b>\$125,700</b>		
								<b>Sale. Ratio =&gt;</b>	<b>40.68</b>
								<b>Std. Dev. =&gt;</b>	<b>11.93</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$181,226	\$20,700	\$141,300	\$179,158	0.789	1,395	\$101.29	088	24.0532
\$107,253	\$11,967	\$135,033	\$106,346	1.270	1,902	\$71.00	088	24.0532
\$288,479		\$276,333	\$285,504			\$86.14		6.1343
			E.C.F. =>	0.968		Std. Deviation=>	0.340164	
			Ave. E.C.F. =>	1.029		Ave. Variance=>	24.0532	Coefficient of Var=>



Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$20,700	GEORGE FEEBACK'S ADDITION	401	82
CONVENTIONAL	\$11,250	GEORGE FEEBACK'S ADDITION	401	45

23.37035913

Goerge Feebacks Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-500-0211-00	406 E JEFFERSON ST	04/27/21	\$162,000	WD	03-ARMS LENGTH	\$162,000	\$78,900	48.70
BL2-500-0240-00	205 JIPSON ST	09/06/22	\$147,000	WD	03-ARMS LENGTH	\$147,000	\$46,800	31.84
<b>Totals:</b>			<b>\$309,000</b>			<b>\$309,000</b>	<b>\$125,700</b>	
								<b>40.68</b>
								<b>Std. Dev. =&gt; 11.93</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Liber/Page
\$180,306	\$1,474	\$19,780	0.46	0.46	\$3,204	\$0.07	088	2619/0096
\$106,753	\$50,997	\$10,750	0.25	0.25	\$203,988	\$4.68	088	2644-0974
\$287,059	\$52,471	\$30,530	0.71	0.71				
			Average		Average			
			per Net Acre=>		73,902.82 per Sqft=>		\$1.70	

**Land Table**

**Class**

GEORGE FEEBACK'S ADDITION 401

GEORGE FEEBACK'S ADDITION 401

---

20

Neighborhoods Used: 09B.GILE'S ADDITION

221 WHITE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0400-00	10/12/2022 09B	401	157,500	15,025
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	142,475	120,073
				E.C.F.
				1.187



410 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0180-00	09/15/2022 09B	401	203,000	19,035
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	183,965	166,635
				E.C.F.
				1.104



503 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0580-00	10/04/2021 09B	401	133,000	10,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	58	122,200	119,133
				E.C.F.
				1.026



407 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0421-00	07/23/2021 09B	401	175,000	17,537
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	157,463	168,700
				E.C.F.
				0.933



307 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0312-00	06/08/2021 09B	401	160,100	24,088
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	79	136,012	146,812
				E.C.F.
				0.926



Neighborhoods Used: 09B.GILE'S ADDITION

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include Style, LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 721,353
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 742,115
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 5, 0, 7.36, 8.43, 1.001. After Application of E.C.F.s: 3.15, 4.84, 1.002.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Neighborhoods Used: 09B.GILE'S ADDITION

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

Single Family E.C.F. : 1.029 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
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): 09B - GILE'S ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 0.95



# Real Estate Summary Sheet

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

02/01/2024 11:38 AM

<b>Parcel:</b>	BL2-520-0180-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SPEARS, CASEY & MATTHEW	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	410 GILES ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2647-0374	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
SPEARS, CASEY & MATTHEW	LOT 18 ALSO LD BEG AT SW COR LOT 18 TH S'LY ALG W LI OF LOT 19 24 FT TH W 47 FT TH N'LY 85 FT TH E'LY 47 FT TO		
410 GILES ST	W LI OF LOT 18 TH S'LY ALG W LI SD LOT TO POB GILES ADDITION TO BLISSFIELD VILL		
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 10/28/2022 for 0 by SIELER, CASEY.

**Terms of Sale:** 09-FAMILY

**Liber/Page:** 2647-0374

## Most Recent Permit Information

Permit PM190027 on 10/09/2019 for \$0 category Mechanical.

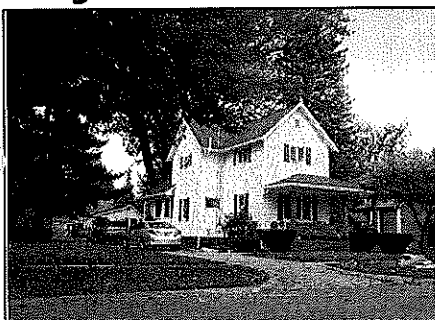
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	86,800	<b>2023 Taxable:</b>	86,800	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,642  
Ground Area: 1,096  
Garage Area: 800  
Basement Area: 1,096  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:38 AM

<b>Parcel:</b>	BL2-520-0312-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LUDWIG, TREVOR B	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	307 GILES ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2620-0640	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
LUDWIG, TREVOR B 307 GILES ST BLISSFIELD MI 49228	THAT PART OF LOT 31 BEG 41.25 FT S'LY FROM NW'LY COR RUNN TH S'LY 57.75 FT TO SW COR OF LOT 31 TH E'LY 132 FT TH N'LY 49.50 FT TH W'LY TO POB ALSO N'LY 10 FT OF LOT 32 GILES ADD TO BLISSFIELD VILLAGE		

## Most Recent Sale Information

Sold on 06/08/2021 for 160,100 by RETTER, SHANE & LAURA.

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

**Liber/Page:** 2620-0640

## Most Recent Permit Information

None Found

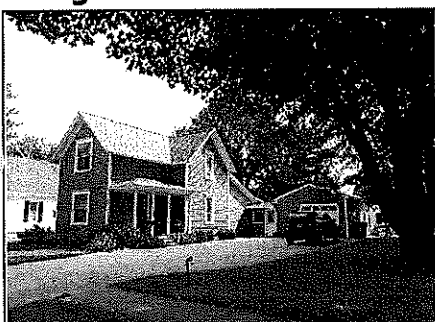
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	79,500	<b>2023 Taxable:</b>	79,500	<b>Acreage:</b>	0.19
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 79  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,225  
Ground Area: 959  
Garage Area: 384  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:38 AM

<b>Parcel:</b>	BL2-520-0400-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NAVARRO, ALEXANDRIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	221 WHITE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2647-0177	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Stat:</b>	TAXABLE
NAVARRO, ALEXANDRIA	LOT 40 GILES ADD TO BLISSFIELD VILL	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
221 WHITE ST		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	09B GILE'S ADDITION

## Most Recent Sale Information

Sold on 10/12/2022 for 157,500 by BEAVER, RACHELE.

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

**Liber/Page:** 2647-0177

## Most Recent Permit Information

None Found

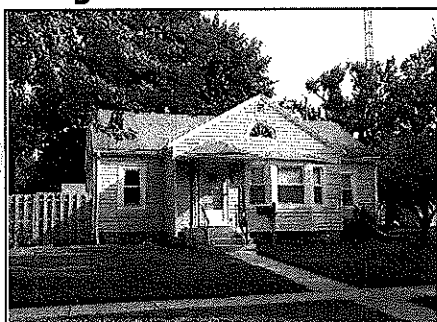
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	57,800	<b>2023 Taxable:</b>	57,800	<b>Acres:</b>	0.21
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1941  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,168  
Ground Area: 934  
Garage Area: 508  
Basement Area: 934  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:38 AM

<b>Parcel:</b>	BL2-520-0421-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KUBACKI LEIGH A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	407 GILES AVE BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2658-0379	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
KUBACKI LEIGH A 407 GILES AVE BLISSFIELD MI 49228	S 33 FT OF LOT 42 AND N 17 FT OF LOT 52 GILES ADDITION TO BLISSFIELD VILL		

## Most Recent Sale Information

Sold on 08/11/2023 for 195,000 by DELONG, HALEIGH.

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

**Liber/Page:** 2658-0379

## Most Recent Permit Information

None Found

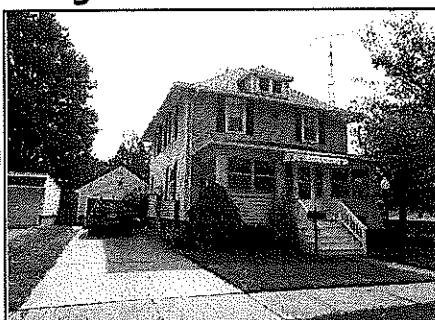
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	86,700	<b>2023 Taxable:</b>	83,790	<b>Acreage:</b>	0.15
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1914  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,160  
Ground Area: 906  
Garage Area: 480  
Basement Area: 822  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:38 AM

<b>Parcel:</b>	BL2-520-0580-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CLEERE, GORDON & KAREN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	503 GILES ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2627-0100	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	09B GILE'S ADDITION
<b>Mailing Address:</b>	CLEERE, GORDON & KAREN 503 GILES ST BLISSFIELD MI 49228	<b>Description:</b>	LOT 58 GILES ADD TO BLISSFIELD VILL

## Most Recent Sale Information

Sold on 10/04/2021 for 133,000 by COTTRELL, ZACHARY W & KHYLEIGH A.

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

**Liber/Page:** 2627-0100

## Most Recent Permit Information

Permit PE190074 on 12/09/2019 for \$0 category Electrical.

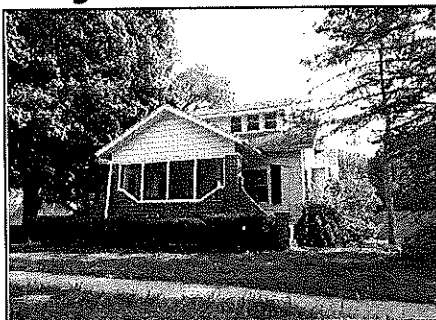
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	60,800	<b>2023 Taxable:</b>	60,800	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,298  
Ground Area: 752  
Garage Area: 324  
Basement Area: 752  
Basement Walls:  
Estimated TCV: Tentative

## Image



Giles Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal
BL2-520-0180-00	410 GILES ST	09/15/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$84,100	41.43	\$182,837
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86	\$168,404
BL2-520-0400-00	221 WHITE ST	10/12/22	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$56,500	35.87	\$133,057
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31	\$183,369
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$57,600	43.31	\$127,908
<b>Totals:</b>			<b>\$828,600</b>			<b>\$828,600</b>	<b>\$304,600</b>		<b>\$795,575</b>
								<b>36.76</b>	
								<b>6.06</b>	

Sale. Ratio =>

Std. Dev. =>



Land Value	Land Table	Property Class	Building Depr.
\$14,580	GILES ADDITION	401	60
\$10,260	GILES ADDITION	401	79
\$11,340	GILES ADDITION	401	58
\$8,100	GILES ADDITION	401	60
\$10,800	GILES ADDITION	401	58



Giles Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-520-0180-00	410 GILES ST	09/15/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$84,100	41.43
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86
BL2-520-0400-00	221 WHITE ST	10/12/22	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$56,500	35.87
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-530-0071-00	221 CHERRY ST	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,700	34.16
BL2-530-0181-00	207 WILBUR ST	07/12/21	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$45,700	33.88
BL2-530-0191-00	319 CHERRY ST	12/17/21	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$34,100	35.93
BL2-530-0241-00	210 CHERRY ST	07/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,900	40.75
BL2-590-0030-00	403 DEPOT ST	02/14/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,700	62.83
<b>Totals:</b>						<b>\$1,363,400</b>	<b>\$513,700</b>	
						<b>Sale. Ratio =&gt;</b>		<b>37.68</b>
						<b>Std. Dev. =&gt;</b>		<b>9.44</b>

Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page
\$183,539	\$34,743	\$15,282	0.27	0.27	\$128,678	\$2.95	0.00	09B 2646-0160	
\$168,898	\$1,956	\$10,754	0.19	0.19	\$10,295	\$0.24	0.00	09B 2620-0640	
\$133,603	\$35,783	\$11,886	0.21	0.21	\$170,395	\$3.91	0.00	09B 2647-0177	
\$183,759	(\$269)	\$8,490	0.15	0.15	(\$1,793)	(\$0.04)	0.00	09B 2623-0303	
\$128,428	\$15,892	\$11,320	0.20	0.20	\$79,460	\$1.82	0.00	09B 2627-0100	
\$150,068	(\$19,408)	\$5,660	0.10	0.10	(\$194,080)	(\$4.46)	0.00	010 2616/0582	
\$115,664	\$28,858	\$9,622	0.17	0.17	\$169,753	\$3.90	0.00	010 2622-0614	
\$94,170	\$6,390	\$5,660	0.10	0.10	\$63,900	\$1.47	0.00	010 2631-0853	
\$121,607	\$9,713	\$11,320	0.20	0.20	\$48,565	\$1.11	0.00	010 2622-0977	
\$88,244	(\$16,924)	\$11,320	0.20	0.20	(\$84,620)	(\$1.94)	0.00	010 2651-0103	
<b>\$1,367,980</b>	<b>\$96,734</b>	<b>\$101,314</b>	<b>1.79</b>	<b>1.79</b>	<b>Average</b>	<b>Average</b>			
			<b>per Net Acre=&gt;</b>	<b>54,041.34</b>	<b>per SqFt=&gt;</b>	<b>\$1.24</b>			

**Land Table Class**

GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401

C

100

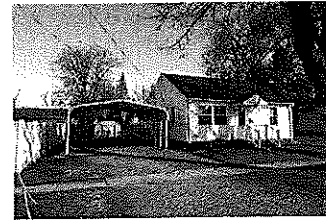
100

21

11:35 AM

Neighborhoods Used: OL0.GILE'S & WHITE'S ADD TO VIL LYON

319 CHERRY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-530-0191-00	12/17/2021 OL0	401	94,900	5,492		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	89,408	76,486	1.169	



210 CHERRY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-530-0241-00	07/22/2021 OL0	401	120,000	11,889		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	55	108,111	94,462	1.144	



207 WILBUR ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-530-0181-00	07/12/2021 OL0	401	134,900	9,180		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	55	125,720	91,732	1.371	



221 CHERRY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-530-0071-00	04/01/2021 OL0	401	125,000	6,765		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	74	118,235	123,740	0.956	



Neighborhoods Used: 0L0.GILE'S & WHITE'S ADD TO VIL LYON

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include Level, PE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 386,420
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 441,474
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 4, 2, 8.98, 11.91, 1.002.

After Application of E.C.F.s 4.14 5.85 1.002

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.



# Real Estate Summary Sheet

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

02/01/2024 11:37 AM

<b>Parcel:</b>	BL2-530-0071-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PLOEGSTRA, MORGAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	221 CHERRY ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2660-0703	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
PLOEGSTRA, MORGAN 221 CHERRY ST BLISSFIELD MI 49228	A STRIP OF LD 1 RD WIDE OFF W SIDE LOT 7 ALSO A STRIP OF LD 1 RD WIDE OFF E SIDE OF LOT 6 SD LD BEING 8 RDS N AND S FROM N LI OF CHERRY ST GILES AND WHITES ADD.		

## Most Recent Sale Information

Sold on 10/02/2023 for 164,900 by BENJAMIN, GARRETT J.

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

**Liber/Page:** 2660-0703

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	70,500	<b>2023 Taxable:</b>	61,425	<b>Acres:</b>	0.10
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,316  
Ground Area: 948  
Garage Area: 0  
Basement Area: 948  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/01/2024 11:37 AM

<b>Parcel:</b>	BL2-530-0181-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GIBBS TRACY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	207 WILBUR ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2622-0614	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
GIBBS TRACY	N 50 FT OF LOT 18 ALSO S 11 FT OF N 61 FT OF W 78 FT OF LOT 18 GILES AND WHITES ADD		
207 WILBUR ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 07/12/2021 for 134,900 by HAYES, JASON R.

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

**Liber/Page:** 2622-0614

## Most Recent Permit Information

Permit PB190020 on 07/31/2019 for \$5,200 category Deck/Pool.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	54,800	<b>2023 Taxable:</b>	49,770	<b>Acres:</b>	0.17
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 55  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 792  
Ground Area: 792  
Garage Area: 572  
Basement Area: 792  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:37 AM

<b>Parcel:</b>	BL2-530-0191-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DAVIS, MISTY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	319 CHERRY ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2631-0853	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
DAVIS, MISTY 319 CHERRY ST BLISSFIELD MI 49228	LD BEG AT SE COR LOT 19 RUNN TH N'LY ALG E'LY LI OF LOTS 18 AND 19 82 FT TH W'LY 54 FT TH S'LY 82 FT TH E'LY 54 FT TO POB GILES AND WHITES ADD.		

## Most Recent Sale Information

Sold on 12/17/2021 for 94,900 by HAMILTON, ANNA L.

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

**Liber/Page:** 2631-0853

## Most Recent Permit Information

Permit PB220050 on 10/17/2022 for \$0 category Res. Add/Alter/Repair.

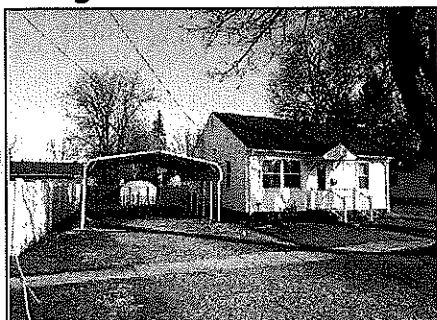
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	44,400	<b>2023 Taxable:</b>	39,895	<b>Acreage:</b>	0.10
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 676  
Ground Area: 676  
Garage Area: 0  
Basement Area: 676  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:37 AM

<b>Parcel:</b>	BL2-530-0241-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SCHWARTZ DANIEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	210 CHERRY ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2622-0977	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
SCHWARTZ DANIEL 210 CHERRY ST BLISSFIELD MI 49228	LOT 24 EX W 8 FT ALSO W 8 FT OF LOT 25 GILES AND WHITES ADD		

## Most Recent Sale Information

Sold on 07/22/2021 for 120,000 by ROMBACH, TRAVIS.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2622-0977

## Most Recent Permit Information

Permit PP210023 on 12/21/2021 for \$0 category Plumbing.

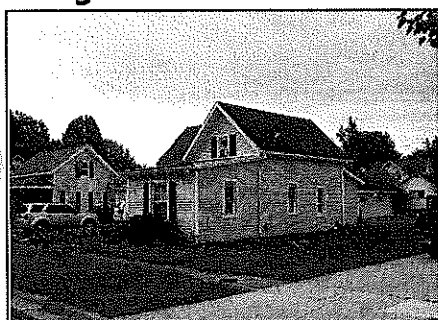
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	57,600	<b>2023 Taxable:</b>	52,920	<b>Acres:</b>	0.20
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 55  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,195  
Ground Area: 943  
Garage Area: 732  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Giles White Addition to Village of Lyon ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal
BL2-530-0071-00	221 CHERRY ST	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,700	34.16	\$149,808
BL2-530-0181-00	207 WILBUR ST	07/12/21	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$45,700	33.88	\$115,222
BL2-530-0191-00	319 CHERRY ST	12/17/21	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$34,100	35.93	\$93,910
BL2-530-0241-00	210 CHERRY ST	07/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,900	40.75	\$121,087
<b>Totals:</b>			<b>\$474,800</b>			<b>\$474,800</b>	<b>\$171,400</b>		<b>\$480,027</b>

Sale. Ratio =>

36.10

Std. Dev. =>

3.18

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$6,765	\$118,235	\$123,740	0.956	1,316	\$89.84	0L0	20.4352	CONVENTIONAL
\$9,180	\$125,720	\$91,732	1.371	792	\$158.74	0L0	21.0650	CONVENTIONAL
\$5,492	\$89,408	\$76,486	1.169	676	\$132.26	0L0	0.9077	RANCH
\$11,889	\$108,111	\$94,462	1.144	1,195	\$90.47	0L0	1.5374	CONVENTIONAL
	\$441,474	\$386,420			\$117.83		1.7394	
E.C.F. =>		1.142	Std. Deviation=>		0.16975662			
Ave. E.C.F. =>		1.160	Ave. Variance=>		10.9863	Coefficient of Var=>		9.472054698

Land Value	Land Table	Property Class	Building	Depr.
\$5,400	GILES ADDITION	401		74
\$9,180	GILES ADDITION	401		55
\$5,400	GILES ADDITION	401		68
\$10,800	GILES ADDITION	401		55

Giles Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-520-0180-00	410 GILES ST	09/15/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$84,100	41.43
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86
BL2-520-0400-00	221 WHITE ST	10/12/22	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$56,500	35.87
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-530-0071-00	221 CHERRY ST	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,700	34.16
BL2-530-0181-00	207 WILBUR ST	07/12/21	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$45,700	33.88
BL2-530-0191-00	319 CHERRY ST	12/17/21	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$34,100	35.93
BL2-530-0241-00	210 CHERRY ST	07/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,900	40.75
BL2-590-0030-00	403 DEPOT ST	02/14/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,700	62.83
<b>Totals:</b>						<b>\$1,363,400</b>	<b>\$513,700</b>	<b>37.68</b>
							<b>Sale. Ratio =&gt;</b>	<b>37.68</b>
							<b>Std. Dev. =&gt;</b>	<b>9.44</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page
\$183,539	\$34,743	\$15,282	0.27	0.27	\$128,678	\$2.95	0.00	09B 2646-0160	
\$168,898	\$1,956	\$10,754	0.19	0.19	\$10,295	\$0.24	0.00	09B 2620-0640	
\$133,603	\$35,783	\$11,886	0.21	0.21	\$170,395	\$3.91	0.00	09B 2647-0177	
\$183,759	(\$269)	\$8,490	0.15	0.15	(\$1,793)	(\$0.04)	0.00	09B 2623-0303	
\$128,428	\$15,892	\$11,320	0.20	0.20	\$79,460	\$1.82	0.00	09B 2627-0100	
\$150,068	(\$19,408)	\$5,660	0.10	0.10	(\$194,080)	(\$4.46)	0.00	010 2616/0582	
\$115,664	\$28,858	\$9,622	0.17	0.17	\$169,753	\$3.90	0.00	010 2622-0614	
\$94,170	\$6,390	\$5,660	0.10	0.10	\$63,900	\$1.47	0.00	010 2631-0853	
\$121,607	\$9,713	\$11,320	0.20	0.20	\$48,565	\$1.11	0.00	010 2622-0977	
\$88,244	(\$16,924)	\$11,320	0.20	0.20	(\$84,620)	(\$1.94)	0.00	010 2651-0103	
<b>\$1,367,980</b>	<b>\$96,734</b>	<b>\$101,314</b>	<b>1.79</b>	<b>1.79</b>	<b>Average</b>	<b>Average</b>			
			<b>per Net Acre=&gt;</b>	<b>54,041.34</b>	<b>per SqFt=&gt;</b>	<b>\$1.24</b>			

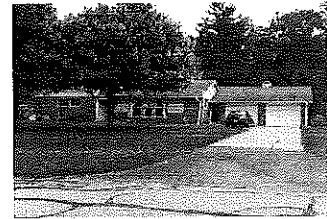




22

Neighborhoods Used: 0L1.HAAS PARK

105 RIVER DR		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		06/24/2022 0L1	401	232,000	29,080
BL2-540-0060-00					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	202,920	171,186	1.185



108 RIVER DR		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		04/13/2021 0L1	401	239,900	27,888
BL2-540-0320-00					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	212,012	204,988	1.034







# Real Estate Summary Sheet

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

02/05/2024 6:14 AM

<b>Parcel:</b>	BL2-540-0060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	EVANS, MELISSA E & CHRISTOPHER W	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	105 RIVER DR BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Librer/Page:</b>	2641-0685	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Rolling, Low, High, Landscaped, Wooded	<b>Neighborhood:</b>	0L1 HAAS PARK
<b>Mailing Address:</b>		<b>Description:</b>	
EVANS, MELISSA E & CHRISTOPHER W		LOT 6 HAAS PARK VILL OF BLISSFIELD	
105 RIVER DR			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 06/24/2022 for 232,000 by MEDLEY, RICHARD W & DIANA L.

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

**Librer/Page:** 2641-0685

## Most Recent Permit Information

None Found

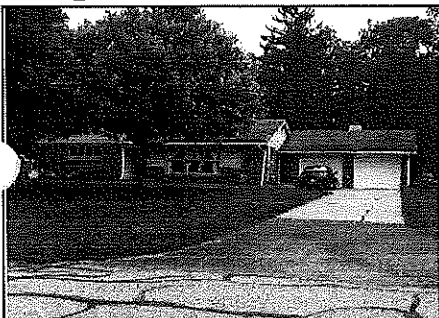
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	95,600	<b>2023 Taxable:</b>	95,600	<b>Acreage:</b>	0.46
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1957  
Occupancy: Single Family  
Class: C+5  
Style: RANCH  
Exterior: Brick/Siding  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,248  
Ground Area: 1,248  
Garage Area: 672  
Basement Area: 1,248  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:14 AM

<b>Parcel:</b>	BL2-540-0320-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BARRON KRYSTA & WICHMAN SCOTT	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	108 RIVER DR BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2618/0061	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0L1 HAAS PARK
<b>Mailing Address:</b>		<b>Description:</b>	
BARRON KRYSTA & WICHMAN SCOTT		LOT 32 HAAS PARK VILLAGE OF BLISS- FIELD	
108 RIVER DR			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 04/13/2021 for 239,900 by BROWN, KENNETH & AUDREY, TRUST.

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

**Liber/Page:** 2618/0061

## Most Recent Permit Information

None Found

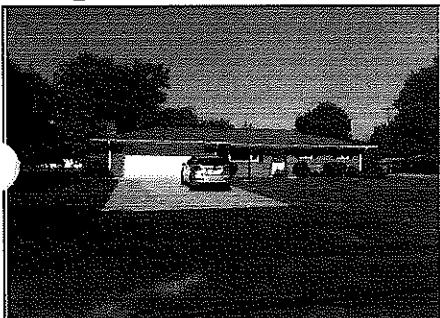
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	111,000	<b>2023 Taxable:</b>	107,250	<b>Acreage:</b>	0.35
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1970  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior: Brick  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,730  
Ground Area: 1,730  
Garage Area: 576  
Basement Area: 1,370  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



Haas Park ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-540-0060-00	105 RIVER DR	06/24/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$94,000	40.52	\$201,978
BL2-540-0320-00	108 RIVER DR	04/13/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$85,400	35.60	\$234,926
<b>Totals:</b>			<b>\$471,900</b>			<b>\$471,900</b>	<b>\$179,400</b>		<b>\$436,904</b>
								<b>38.02</b>	
								<b>Std. Dev. =&gt;</b>	<b>3.48</b>





Land Value	Land Table	Property Class	Building	Depr.
\$22,770	HAAS PARK		401	59
\$19,250	HAAS PARK		401	60



Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Land Table	Class
\$52,792	\$22,646	0.46	0.46	#REF!	\$114,765	\$2.63	011 2641-0685	HAAS PARK	401	
\$24,224	\$19,145	0.35	0.35	#REF!	\$69,211	\$1.59	011 2618/0061	HAAS PARK	401	
<b>\$77,016</b>	<b>\$41,791</b>	<b>0.81</b>	<b>0.81</b>							
		Average		Average		Average				
		per Net Acre=>		per SqFt=>						\$2.18

23

Neighborhoods Used: 0L2.KEELER'S ADDITION

609 SMEAD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-560-0302-00	11/29/2022 0L2	401	175,000	10,850		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	164,150	122,426	1.341	



228 RUSSELL ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-560-0410-00	09/16/2022 0L2	401	199,900	32,846		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	61	167,054	153,334	1.089	



228 GASNER ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-560-0140-00	07/19/2022 0L2	401	174,900	20,176		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	50	154,724	139,438	1.110	



605 COLE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-560-0390-00	07/01/2021 0L2	401	156,000	14,638		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	141,362	124,294	1.137	



Neighborhoods Used: 0L2.KEELER'S ADDITION

Single Family Computed Costs by Manual

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include LEVEL, COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 539,493
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, LAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 627,290
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 4, 3, 5.25, 8.80, 0.998. After Application of E.C.F.s: 3.80, 5.38, 1.002.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.





# Real Estate Summary Sheet

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

02/05/2024 6:23 AM

<b>Parcel:</b>	BL2-560-0140-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KLEPASKI, JACQUELYN A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	228 GASNER ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2642-0946	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
KLEPASKI, JACQUELYN A 228 GASNER ST BLISSFIELD MI 49228	LOT 14 KEELERS ADDITION TO BLISSFIELD VILLAGE		

## Most Recent Sale Information

Sold on 07/19/2022 for 174,900 by FREDENBURG, LAURIE A.

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

**Liber/Page:** 2642-0946

## Most Recent Permit Information

None Found

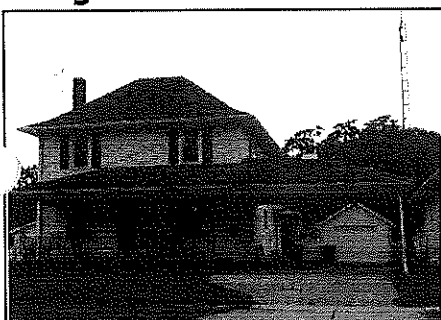
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	66 X 165 X 66 X 165
<b>2023 S.E.V.:</b>	90,200	<b>2023 Taxable:</b>	90,200	<b>Acreage:</b>	0.25
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1935  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 50  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,872  
Ground Area: 1,196  
Garage Area: 192  
Basement Area: 676  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:23 AM

<b>Parcel:</b>	BL2-560-0302-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ADDEO, ZACHARY F	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	609 SMEAD ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2648-0845	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
ADDEO, ZACHARY F 609 SMEAD ST BLISSFIELD MI 49228	N 51 FT OF LOT 30 KEELERS ADDITON TO BLISSFIELD VILLAGE		

## Most Recent Sale Information

Sold on 11/29/2022 for 175,000 by GUMM, CODY & AMBER.

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

**Liber/Page:** 2648-0845

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	51 X 132 X 51 X 132
<b>2023 S.E.V.:</b>	76,400	<b>2023 Taxable:</b>	76,400	<b>Acreage:</b>	0.16
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,280  
Ground Area: 1,280  
Garage Area: 280  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:23 AM

<b>Parcel:</b>	BL2-560-0390-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CANTRELL, LAURA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	605 COLE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2622-0204	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
CANTRELL, LAURA	LOT 39 KEELERS ADDITION TO BLISSFIELD VILLAGE		
605 COLE ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 07/01/2021 for 156,000 by COLBERT, PAMELA JEANNE.

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

**Liber/Page:** 2622-0204

## Most Recent Permit Information

None Found

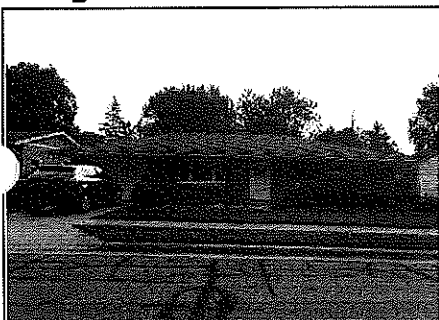
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	81.8 X 132 X 37.5 X 1
<b>2023 S.E.V.:</b>	78,400	<b>2023 Taxable:</b>	67,620	<b>Acreeage:</b>	0.18
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1957  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,120  
Ground Area: 1,120  
Garage Area: 280  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:23 AM

<b>Parcel:</b>	BL2-560-0410-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	THOMPSON, DENNIS L & LINDA L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	228 RUSSELL ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2645-0302	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
THOMPSON, DENNIS L & LINDA L	LOTS 41 AND 42 KEELERS ADDITION TO BLISSFIELD VILLAGE		
228 RUSSELL ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 09/16/2022 for 199,900 by LOMBARD, ROBERT & AGATHA.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2645-0302

## Most Recent Permit Information

Permit PE180030 on 06/20/2018 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	132 X 132 X 132 X 132
<b>2023 S.E.V.:</b>	104,500	<b>2023 Taxable:</b>	104,500	<b>Acreage:</b>	0.40
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1966  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior: Alum., Vinyl  
% Good (Physical): 61  
Heating System: Forced Hot Water  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,196  
Ground Area: 1,196  
Garage Area: 528  
Basement Area: 1,196  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



Kellers Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-560-0140-00	228 GASNER ST	07/19/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$74,900	42.82	\$188,338
BL2-560-0302-00	609 SMEAD ST	11/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,000	35.43	\$158,496
BL2-560-0390-00	605 COLE ST	07/01/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,900	34.55	\$164,537
BL2-560-0410-00	228 RUSSELL ST	09/16/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$88,400	44.22	\$217,767
<b>Totals:</b>			<b>\$705,800</b>			<b>\$705,800</b>	<b>\$279,200</b>		<b>\$729,138</b>

Sale. Ratio =>

39.56

Std. Dev. =>

4.97

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Dev. by Mean (%)	Building Style
\$20,176	\$154,724	\$139,438	1.110	1,872	\$82.65	0L2	5.9680	CONVENTIONAL
\$10,850	\$164,150	\$122,426	1.341	1,280	\$128.24	0L2	17.1501	RANCH
\$14,638	\$141,362	\$124,294	1.137	1,120	\$126.22	0L2	3.1991	RANCH
\$32,846	\$167,054	\$153,334	1.089	1,196	\$139.68	0L2	7.9830	RANCH
	\$627,290	\$539,493			\$119.20		0.6566	
	E.C.F. =>	1.163			Std. Deviation=>	0.11600351		
	Ave. E.C.F. =>	1.169			Ave. Variance=>	8.5750	Coefficient of Var=>	7.333434065

Land Value	Land Table	Property Class	Building Depr.
\$17,500	KEELER'S ADDITION	401	50
\$10,850	KEELER'S ADDITION	401	60
\$12,670	KEELER'S ADDITION	401	60
\$28,000	KEELER'S ADDITION	401	61

Kellers Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-560-0140-00	228 GASNER ST	07/19/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$74,900	42.82	\$189,988
BL2-560-0302-00	609 SMEAD ST	11/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,000	35.43	\$159,519
BL2-560-0390-00	605 COLE ST	07/01/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,900	34.55	\$165,732
BL2-560-0410-00	228 RUSSELL ST	09/16/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$88,400	44.22	\$220,407
<b>Totals:</b>			<b>\$705,800</b>			<b>\$705,800</b>	<b>\$279,200</b>		<b>\$735,646</b>
								<b>Sale. Ratio =&gt;</b>	<b>39.56</b>
								<b>Std. Dev. =&gt;</b>	<b>4.97</b>



Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Libers/Page	Land Table	Class
\$4,062	\$19,150	0.25	0.25	\$16,248	\$0.37	0L2 2642-0946	KEELER'S ADDITION	401	
\$27,354	\$11,873	0.16	0.16	\$176,477	\$4.05	0L2 2648-0845	KEELER'S ADDITION	401	
\$4,133	\$13,865	0.18	0.18	\$22,834	\$0.52	0L2 2622-0204	KEELER'S ADDITION	401	
\$10,133	\$30,640	0.40	0.40	\$25,333	\$0.58	0L2 2645-0302	KEELER'S ADDITION	401	
\$45,682	\$75,528	0.99	0.99						
		Average		Average					
		per Net Acre=>		46,330.63 per SqFt=>				\$1.06	

24

Neighborhoods Used: 02B - BRENOT COURT, 0L3 - KINGSBERRY COURT

405 BRENOT CT		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		10/26/2021 02B	401	174,400	19,024
BL2-440-0210-00					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	155,376	130,749	1.188



434 BRENOT CT		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		06/24/2021 02B	401	180,000	15,905
BL2-440-0170-00					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	47	164,095	130,220	1.260



404 BRENOT CT		** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number		06/23/2021 02B	401	180,000	18,639
BL2-440-0020-00					
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	161,361	164,093	0.983





Neighborhoods Used: 02B - BRENOT COURT, 0L3 - KINGSBERRY COURT

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

Single Family E.C.F. : 1.131 (3)  
Mobile Home E.C.F. : 1.000 (0)  
Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>

Starting Date: 04/01/2021  
Ending Date: 03/31/2023

Terms Selected: 2  
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): 02B - BRENOT COURT, 0L3 - KINGSBERRY COURT

Max # of Res. Buildings: 500                      Minimum E.C.F. (Residential): 0.92  
   Maximum E.C.F. (Residential): 3.00  
  
Max # of Ag. Buildings: 500                      Minimum E.C.F. (Agricultural): 0.30  
   Maximum E.C.F. (Agricultural): 3.00  
  
Max # of C/I Buildings: 500                      Minimum E.C.F. (Commercial): 0.30  
   Maximum E.C.F. (Commercial): 0.95

( )

( )

# Real Estate Summary Sheet

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

02/05/2024 6:34 AM

<b>Parcel:</b>	BL2-440-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RIGGS, ALLISON L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	404 BRENOT CT BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2621-0458	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
RIGGS, ALLISON L 404 BRENOT CT BLISSFIELD MI 49228	LOT 2 BRENOT CT VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 06/23/2021 for 180,000 by BEEKMAN, ANDREA L.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2621-0458

## Most Recent Permit Information

Permit PM210031 on 10/29/2021 for \$0 category Mechanical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	95 X 144 X 95 X 144
<b>2023 S.E.V.:</b>	109,300	<b>2023 Taxable:</b>	107,415	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,248  
Ground Area: 1,248  
Garage Area: 1,056  
Basement Area: 1,248  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:34 AM

<b>Parcel:</b>	BL2-440-0170-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NOWAK, JACOB A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	434 BRENOT CT BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2661-0716	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	02B BRENOT COURT
<b>Mailing Address:</b>		<b>Description:</b>	
NOWAK, JACOB A 434 BRENOT CT BLISSFIELD MI 49228		LOT 17 BRENOT CT VILLAGE OF BLISS	

## Most Recent Sale Information

Sold on 11/13/2023 for 220,000 by POST, NICHOLAS T & VOLRICH TAYLOR A.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2661-0716

## Most Recent Permit Information

Permit PE210020 on 07/22/2021 for \$0 category Electrical.

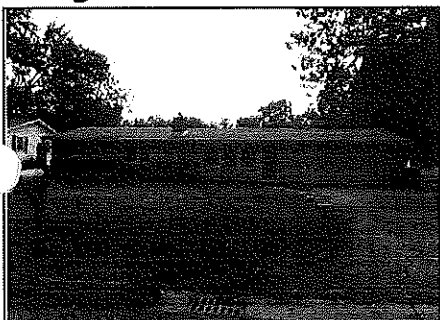
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	95 X 125 X 95 X 125
<b>2023 S.E.V.:</b>	87,900	<b>2023 Taxable:</b>	84,315	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1957  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 47  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,516  
Ground Area: 1,516  
Garage Area: 572  
Basement Area: 1,516  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:34 AM

<b>Parcel:</b>	BL2-440-0210-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DETOLLA, JAMES & GAIL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	405 BRENOT CT BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2628-0481	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
DETOLLA, JAMES & GAIL 405 BRENOT CT BLISSFIELD MI 49228	LOT 21 BRENOT CT VILL OF BLISSFIELD		

## Most Recent Sale Information

Sold on 10/26/2021 for 174,400 by SWARM, DIANE J.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2628-0481

## Most Recent Permit Information

Permit PM220003 on 01/28/2022 for \$0 category Mechanical.

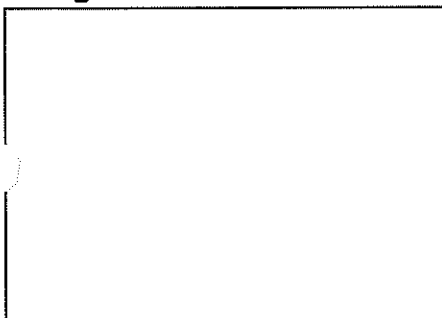
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	98 X 130 X 96 X 148
<b>2023 S.E.V.:</b>	89,800	<b>2023 Taxable:</b>	87,255	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,312  
Ground Area: 1,312  
Garage Area: 308  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





Kingsberry Court ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-440-0020-00	404 BRENOT CT	06/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,400	41.89	\$204,228
BL2-440-0170-00	434 BRENOT CT	06/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,400	33.00	\$163,184
BL2-440-0210-00	405 BRENOT CT	10/26/21	\$174,400	PTA	03-ARM'S LENGTH	\$174,400	\$46,200	26.49	\$166,901
<b>Totals:</b>			<b>\$534,400</b>			<b>\$534,400</b>	<b>\$181,000</b>	<b>33.87</b>	<b>\$534,313</b>
							<b>Sale. Ratio =&gt;</b>	<b>7.73</b>	
							<b>Std. Dev. =&gt;</b>		

Due to a lack of sales in Kingsberry Court neighborhood, sales from Brenot Court were utilized to develop the 2024 ECF.



Land Value	Land Table	Property Class	Building	Depr.
\$15,700	BRENOT COURT	401		60
\$13,500	BRENOT COURT	401		47
\$15,500	BRENOT COURT	401		64

Kingsberry Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-440-0020-00	404 BRENOT CT	06/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,400	41.89	\$204,228
BL2-440-0170-00	434 BRENOT CT	06/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,400	33.00	\$163,184
BL2-440-0210-00	405 BRENOT CT	10/26/21	\$174,400	PTA	03-ARM'S LENGTH	\$174,400	\$46,200	26.49	\$166,901
<b>Totals:</b>			<b>\$534,400</b>			<b>\$534,400</b>	<b>\$181,000</b>		<b>\$534,313</b>
								<b>Sale. Ratio =&gt;</b>	<b>33.87</b>
								<b>Std. Dev. =&gt;</b>	<b>7.73</b>

Due to a lack of sales in Kingsberry Court neighborhood, sales from Brenot Court were utilized to develop the 2024 land value.

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	Actual Front	EGF Area	Libert/Page	Land Table
(\$8,528)	\$15,700	0.31	0.31	(\$27,159)	(\$0.62)	0.00	02B 2621-0458	BRENOT COURT	
\$30,316	\$13,500	0.27	0.27	\$112,281	\$2.58	0.00	02B 2621-0659	BRENOT COURT	
\$22,999	\$15,500	0.31	0.31	\$74,190	\$1.70	0.00	02B 2628-0481	BRENOT COURT	
\$44,787	\$44,700	0.89	0.89						
		Average		Average					
		per Net Acres=>		50,097.32 per Sqft=>				\$1.15	

**Class**

401

401

401

---

25

Neighborhoods Used: DAN.DANFIELD

532 DANFIELD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-460-0861-00	10/18/2022 DAN	401	265,000	21,887		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR/MAN	81	243,113	238,239	1.020	



541 DANFIELD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-460-0891-00	12/30/2021 DAN	401	273,000	22,167		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	84	250,833	252,106	0.995	



556 DANFIELD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
BL2-460-0941-00	07/29/2021 DAN	401	287,500	31,201		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR/MAN	81	256,299	241,493	1.061	





Neighborhoods Used: DAN.DANFIELD

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 731,839
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 750,245
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 3, 0, 1.91, 2.38, 1.001. After Application of E.C.F.s: 1.18, 1.45, 1.000.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.



# Real Estate Summary Sheet

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

02/05/2024 6:43 AM

<b>Parcel:</b>	BL2-460-0861-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GALIOTE, JERUSALEN M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	532 DANFIELD ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2646-0704	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	DAN DANFIELD
<b>Mailing Address:</b>		<b>Description:</b>	
GALIOTE, JERUSALEN M QUELITE, SILVIA B 532 DANFIELD ST BLISSFIELD MI 49228		NW'ERLY 20.80 FT LOT 84 & SE'ERLY 59.20 FT LOT 86 DAVID CARPENTER'S ADD V/ BLISSFIELD	

## Most Recent Sale Information

Sold on 10/18/2022 for 265,000 by CAMPBELL, ALEXANDER A.

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

**Liber/Page:** 2646-0704

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	80 X 165
<b>2023 S.E.V.:</b>	130,400	<b>2023 Taxable:</b>	130,400	<b>Acceage:</b>	0.30
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2003  
Occupancy: Single Family  
Class: CD  
Style: MODULAR/MAN  
Exterior: Alum., Vinyl  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,200  
Ground Area: 1,100  
Garage Area: 576  
Basement Area: 1,100  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:43 AM

<b>Parcel:</b>	BL2-460-0891-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILCENSKI, STEVE & NANCY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	541 DANFIELD ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2631-0960	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	DAN DANFIELD
<b>Mailing Address:</b>		<b>Description:</b>	
WILCENSKI, STEVE & NANCY		NW'ERLY 57.21 FT LOT 89 & SE'ERLY 22.79 FT LOT 91 DAVID CARPENTER'S ADD V/ BLISSFIELD	
541 DANFIELD ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 12/30/2021 for 273,000 by SPICER, MARC A.

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

**Liber/Page:** 2631-0960

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	80 X 165
<b>2023 S.E.V.:</b>	137,300	<b>2023 Taxable:</b>	137,300	<b>Acreeage:</b>	0.30
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior: Alum., Vinyl  
% Good (Physical): 84  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,714  
Ground Area: 1,714  
Garage Area: 484  
Basement Area: 1,714  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:43 AM

<b>Parcel:</b>	BL2-460-0941-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PETERSON DERRICK & TRISTA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	556 DANFIELD ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2623-0838	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
PETERSON DERRICK & TRISTA 556 DANFIELD ST BLISSFIELD MI 49228	NW'ERLY 32.97 FT LOT 92 & SE'ERLY 47.03 FT LOT 94 DAVID CARPENTER'S ADD TO V/ BLISSFIELD		

## Most Recent Sale Information

Sold on 07/29/2021 for 287,500 by YODER, LAMAR F & ANNE M.

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

**Liber/Page:** 2623-0838

## Most Recent Permit Information

Permit 17-0024 on 05/02/2017 for \$0 category DECK/PORCH.

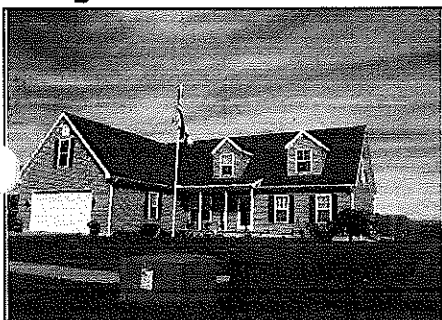
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	80 X 165
<b>2023 S.E.V.:</b>	146,100	<b>2023 Taxable:</b>	146,100	<b>Acreage:</b>	0.30
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: CD  
Style: MODULAR/MAN  
Exterior: Alum., Vinyl  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,520  
Ground Area: 1,680  
Garage Area: 576  
Basement Area: 1,680  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



Danfield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-460-0861-00	532 DANFIELD ST	10/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,600	50.04
BL2-460-0891-00	541 DANFIELD ST	12/30/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$114,000	41.76
BL2-460-0941-00	556 DANFIELD ST	07/29/21	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$119,400	41.53
<b>Totals:</b>						<b>\$825,500</b>	<b>\$366,000</b>	
						<b>Sale. Ratio =&gt;</b>		<b>44.34</b>
						<b>Std. Dev. =&gt;</b>		<b>4.85</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$275,612	\$21,887	\$243,113	\$238,239	1.020	2,200	\$110.51	DAN	0.5116
\$290,660	\$22,167	\$250,833	\$252,106	0.995	1,714	\$146.34	DAN	3.0622
\$315,263	\$31,201	\$256,299	\$241,493	1.061	2,520	\$101.71	DAN	3.5737
\$881,535		\$750,245	\$731,839			\$119.52		0.0421
				E.C.F. =>	1.025	Std. Deviation=>	0.03347419	
				Ave. E.C.F. =>	1.026	Ave. Variance=>	2.3825	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
MODULAR/MAN	\$16,665	DANFIELD	401	81
CONVENTIONAL	\$16,665	DANFIELD	401	84
MODULAR/MAN	\$16,665	DANFIELD	401	81

2.323093213



Danfield Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-460-0861-00	532 DANFIELD ST	10/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,600	50.04
BL2-460-0891-00	541 DANFIELD ST	12/30/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$114,000	41.76
BL2-460-0941-00	556 DANFIELD ST	07/29/21	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$119,400	41.53
<b>Totals:</b>						<b>\$825,500</b>	<b>\$366,000</b>	
						<b>Sale. Ratio =&gt;</b>		<b>44.34</b>
						<b>Std. Dev. =&gt;</b>		<b>4.85</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libe r/Page	Land Table
\$277,127	\$6,053	\$18,180	0.30	0.30	\$19,977	\$0.46	DAN 2646-0704	DANFIELD	
\$292,175	(\$995)	\$18,180	0.30	0.30	(\$3,284)	(\$0.08)	DAN 2631-0960	DANFIELD	
\$315,263	(\$9,583)	\$18,180	0.30	0.30	(\$31,627)	(\$0.73)	DAN 2623-0838		
\$884,565	(\$4,525)	\$54,540	0.91	0.91					
Average		Average		Average		Average			
per FF=>		per Net Acres=>		per Net Acres=>		per SqFt=>			
				(4,978.00)		(\$0.11)			

26

Neighborhoods Used: OB4 - OLDER STYLE BLISSFIELD TWP, OB3 - MODERN STYLE BLISSFIELD TWP

11144 CARROLL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BLO-221-3700-00	09/30/2022 OB3	401	160,000	40,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	120,000	109,359	1.097



4133 S BLISSFIELD HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BLO-220-1075-00	09/12/2022 OB4	401	280,000	55,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	60	182,315	160,938	1.133
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	42685	37680	1.133		



4598 IFFLAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BLO-220-2325-00	05/16/2022 OB4	401	235,000	51,620	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	80	176,944	179,419	0.986
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6436	6526	0.986		



2201 S BLISSFIELD HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BLO-208-1025-00	04/27/2022 OB4	401	280,000	40,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	80	233,049	201,952	1.154
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6451	5590	1.154		



1753 S WELLSVILLE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BLO-206-1625-00	03/11/2022 OB3	401	135,000	35,479	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	99,521	119,594	0.832



12960 ATEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BLO-215-4900-00	09/22/2021 OB3	401	310,000	103,570	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR/MAN	74	168,517	192,400	0.876
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	37913	43286	0.876		







# Real Estate Summary Sheet

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

02/01/2024 11:07 AM

<b>Parcel:</b>	BLO-206-1625-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CILLEY, ROBERT	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1753 S WELLSVILLE HWY PALMYRA, MI 49268	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2635-0696	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B3 MODERN STYLE BLISSFIELD TWP
<b>Mailing Address:</b>		<b>Description:</b>	
CILLEY, ROBERT		LD BEG AT W 1/4 POST SEC 6 RUNN TH N 128.45 FT TH E 208.70 FT TH S 208.69 FT TH W 208.70 FT TO W LI SD SEC TH N	
1753 S WELLSVILLE HWY		80.25 FT TO POB SEC 6	
PALMYRA MI 49268			

## Most Recent Sale Information

Sold on 03/11/2022 for 135,000 by KOVACH MARY M (LE).

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

**Liber/Page:** 2635-0696

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	71,000	<b>2023 Taxable:</b>	71,000	<b>Acreage:</b>	1.00
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1977  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,152  
Ground Area: 1,152  
Garage Area: 528  
Basement Area: 1,152  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-208-1025-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BAKER, JOSHUA J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2201 S BLISSFIELD HWY BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2639-0055	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	02/17/2022	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	OB4 OLDER STYLE BLISSFIELD TWP
<b>Mailing Address:</b>		<b>Description:</b>	
BAKER, JOSHUA J 2201 S BLISSFIELD HWY BLISSFIELD MI 49228		PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8 T7S R5E DES AS BEG ON THE W LI OF SEC 8, AFORESAID 1001.15 FT S 0 DEG 09' 16" E FROM THE NW COR OF SEC 8; TH N 89 DEG 54' 38" E 216.50 FT; TH S 0 DEG 09' 16" E 250.00 FT; TH S 89 DEG 54' 38" W 216.50 FT; TH N 0 DEG 09' 16" W 250.00 FT TO POB. CONTAINING 1.24 AMOL SPLIT FROM BLO-208-1050-00 2/17/2022	

## Most Recent Sale Information

Sold on 04/27/2022 for 280,000 by POOLEY, ROBERT L & DEBORAH K.

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

**Liber/Page:** 2639-0055

## Most Recent Permit Information

Permit 15-1122 on 04/30/2015 for \$0 category GARAGE/CPT.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	111,400	<b>2023 Taxable:</b>	111,400	<b>Acreage:</b>	1.24
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1878

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 80

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,400

Ground Area: 1,024

Garage Area: 1,180

Basement Area: 944

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image





# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-215-4900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RHODES MICHELLE & WADE KAREN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	12960 ATEN RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2626 0703	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Rolling, Low, Landscaped, Wooded, Pond	<b>Neighborhood:</b>	0B3 MODERN STYLE BLISSFIELD TWP
<b>Mailing Address:</b>	RHODES MICHELLE & WADE KAREN 12960 ATEN RD BLISSFIELD MI 49228	<b>Description:</b>	LD DES AS BEG AT SE COR OF SEC 15 T7S R5E TH S88^27'25"W 389.41 FT ALG S LI OF SD SEC (CNTRLI OF ATEN RD) TH N01^32'35"W 1252.86 FT TO AN INTERMEDIATE TRAVERSE LI TH DOWNSTREAM M/L ALG TOP OF BANK OF RIVER RAISIN ALG AN INTERMEDIATE TRAVERSE LI THE FOLLOWING (3) COURSES S67^56'23"E 54.52 FT AND S44^46'19"E 202.84 FT AND S79^09'23"E 205.30 FT TH S01^32'35"E 1039.20 FT TO POB (SURVEY 10 AC INSIDE INTERMEDIATE TRAVERSE LINE LOT LINES EXTENT TO EDGE OF WATER OF RIVER RAISIN - CONTAINS A NET AREA OF 10.13 ACRES M/L TO EDGE OF WATER OF RIVER RAISIN)

## Most Recent Sale Information

Sold on 09/22/2021 for 310,000 by ZUCCARELL, RYAN D & EMMAGENE E.

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

**Liber/Page:** 2626 0703

## Most Recent Permit Information

Permit 18-01 on 01/21/2018 for \$0 category POLE BARN.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	158,700	<b>2023 Taxable:</b>	151,410	<b>Acreage:</b>	11.13
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 2002

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 74

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,568

Ground Area: 1,568

Garage Area: 960

Basement Area: 1,568

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-220-1075-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BONAMINIO, RACHEL & JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4133 S BLISSFIELD HWY BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2645-0033	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP
<b>Mailing Address:</b>	<b>Description:</b>		
BONAMINIO, RACHEL & JASON	BEG NW COR SEC 20 TH N 90 DEG E 404.6 FT TH S 0 DEG 26'30"E 323 FT TH N 90 DEG W 404.6 FT TH N 0 DEG 26'30"W		
4133 S BLISSFIELD HWY	323 FT TO POB		
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 09/12/2022 for 280,000 by CARTER BRUCE & SIERING SHERRY (LE).

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

**Liber/Page:** 2645-0033

## Most Recent Permit Information

Permit 22-0009 on 11/07/2022 for \$9,500 category REROOF.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	115,400	<b>2023 Taxable:</b>	115,400	<b>Acres:</b>	3.00
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1890

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 60

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 2 Half Baths: 0

Floor Area: 2,103

Ground Area: 1,632

Garage Area: 0

Basement Area: 832

Basement Walls:

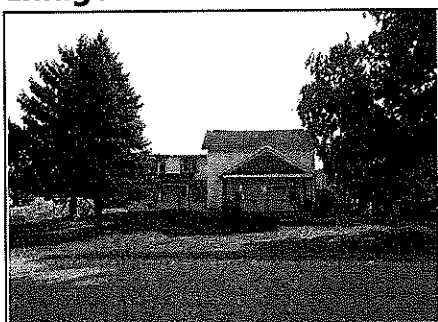
Estimated TCV: Tentative

# of Agricultural Buildings: 8

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-220-2325-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOFFMAN, CLAIR & NATHAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4598 IFFLAND RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2640-0125	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	12/14/2015	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP

## Mailing Address:

HOFFMAN, CLAIR & NATHAN  
4598 IFFLAND RD  
BLISSFIELD MI 49228

## Description:

LD DES AS COMM AT A BRASS DISC INSIDE MONUMENT BOX MARKING THE NE COR OF SD SEC 20 T7S R5E TH 500^00^00"W ON THE E LI OF SD SEC & ON A PREVIOUS SURVEY LI PASSING THROUGH A FOUND 3/4" IRON PIPE @ 1339.20 FT A TOTAL DISTANCE OF 1684.56 FT TO THE POB TH S00^00^00"W CONT ON THE E LI OF SD SEC & ON SD PREVIOUS SURVEY LI PASSING THROUGH A 3/4" IRON PIPE @ 186.76 FT FOUND AT THE INTERSECTION WITH THE N'ERLY R/O/W LI OF IFFLAND RD (66 FT WD) A TOTAL DISTANCE OF 229.72 FT TO A 3/4" IRON PIPE FOUND AT THE INTERSECTION WITH THE CNTRLI OF R/O/W OF SD IFFLAND RD TH S49^49^25"W ON THE CNTRLI OF R/O/W OF SD IFFLAND RD A DIST OF 374 FT TO A PT TH S48^06^05"W CONT ON THE CNTRLI OF R/O/W OF SD IFFLAND RD A DIST OF 185.50 FT TH N01^05^35"E ON A NEW DIVISION LKI A DIST OF 420 FT TO A SET 5/8" REBAR CAP #43052 TH N67^10^51"E ON A NEW DIVISION LI A DIST OF 451.13 FT TO THE POB (SURVEY 3.082 AC)  
SPLIT ON 12/14/2015 FROM BLO-220-2350-00

## Most Recent Sale Information

Sold on 05/16/2022 for 235,000 by FEENEY, ANNA G.

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

**Liber/Page:** 2640-0125

## Most Recent Permit Information

Permit 16-11 on 10/13/2016 for \$0 category DECK/PORCH.

## Physical Property Characteristics

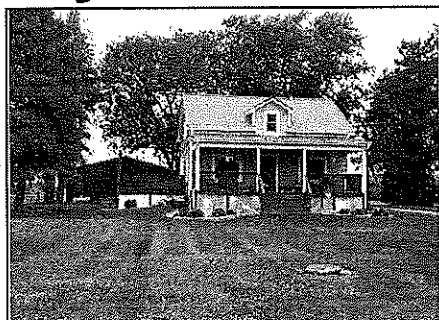
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	107,100	<b>2023 Taxable:</b>	107,100	<b>Acreage:</b>	3.08
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1938  
Occupancy: Single Family  
Class: C+10  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,170  
Ground Area: 780  
Garage Area: 0  
Basement Area: 780  
Basement Walls:  
Estimated TCV: Tentative

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

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-221-3700-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SAYLOR, RICHARD	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11144 CARROLL RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2645-0949	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B3 MODERN STYLE BLISSFIELD TWP
<b>Mailing Address:</b>		<b>Description:</b>	
SAYLOR, RICHARD 11144 CARROLL RD BLISSFIELD MI 49228		LD BEG AT INTERSEC OF HWY AT A PT 8.13 CHS S 88 DEG 13'E FROM SW COR SEC 21 RUNN TH ALG CTR OF HWY N 6 DEG 34'E 198 FT TH S 86 DEG 42'E 215.05 FT TH S 2 DEG 15'W 191.6 FT TO CTR OF HWY TH N 88 DEG 13'W ALG CTR SD HWY 229.93 FT TO POB SEC 21	

## Most Recent Sale Information

Sold on 09/30/2022 for 160,000 by VAN STEENKISTE, STEPHANIE.

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

**Liber/Page:** 2645-0949

## Most Recent Permit Information

None Found

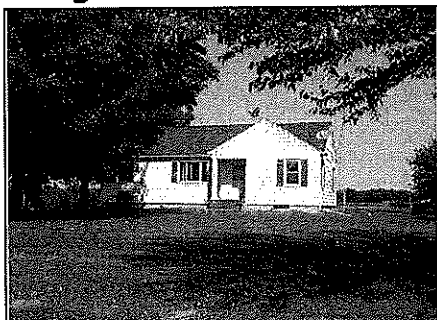
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	68,300	<b>2023 Taxable:</b>	68,300	<b>Acreage:</b>	1.00
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Alum., Vinyl  
% Good (Physical): 55  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 936  
Ground Area: 936  
Garage Area: 308  
Basement Area: 936  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



Blissfield Township General Parcels ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200	43.11
BLO-208-1025-00	2201 S BLISSFIELD HWY	04/27/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$75,600	27.00
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$90,500	29.19
BLO-220-1075-00	4133 S BLISSFIELD HWY	09/12/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$100,500	35.89
BLO-220-2325-00	4598 IFFLAND RD	05/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$96,200	40.94
BLO-221-3700-00	11144 CARROLL RD	09/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,600	38.50
<b>Totals:</b>			<b>\$1,400,000</b>			<b>\$1,400,000</b>	<b>\$482,600</b>	
							Sale. Ratio =>	34.47
							Std. Dev. =>	6.45

Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$153,399	\$35,479	\$99,521	\$119,594	0.832	1,152	\$86.39	0B3	18.0903
\$240,166	\$40,500	\$239,500	\$207,542	1.154	1,400	\$171.07	0B4	14.0925
\$336,562	\$103,570	\$206,430	\$235,686	0.876	1,568	\$131.65	0B3	13.7187
\$247,341	\$55,000	\$225,000	\$198,618	1.133	2,103	\$106.99	0B4	11.9773
\$230,568	\$51,620	\$183,380	\$185,945	0.986	1,170	\$156.74	0B4	2.6854
\$147,828	\$40,000	\$120,000	\$109,359	1.097	936	\$128.21	0B3	8.4246
<b>\$1,355,864</b>		<b>\$1,073,831</b>	<b>\$1,056,744</b>			<b>\$130.17</b>		<b>0.3112</b>
				E.C.F. =>	1.016	Std. Deviation=>	0.13679908	
				Ave. E.C.F. =>	1.013	Ave. Variance=>	11.4981	Coefficient of Var=>

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
RANCH		\$33,720	RESIDENTIAL IN AA ZONE	401	60
CONVENTIONAL		\$40,500	RESIDENTIAL IN AA ZONE	401	80
MODULAR/MAN		\$96,400	RESIDENTIAL IN AA ZONE	401	74
CONVENTIONAL		\$55,000	RESIDENTIAL IN AA ZONE	401	60
CONVENTIONAL		\$51,620	RESIDENTIAL IN AA ZONE	401	80
RANCH		\$40,000	RESIDENTIAL IN AA ZONE	401	55

11.34991777

Residential In AA Zone Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$58,200	43.11
BLO-208-1025-00	2201 S BLISSFIELD HWY	04/27/22	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$75,600	27.00
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARMY'S LENGTH	\$310,000	\$90,500	29.19
BLO-216-1600-00	3389 BLEASNER HWY	08/24/22	\$210,000	WD	03-ARMY'S LENGTH	\$210,000	\$101,200	48.19
BLO-220-1075-00	4133 S BLISSFIELD HWY	09/12/22	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$100,500	35.89
BLO-220-2325-00	4598 IFFLAND RD	05/16/22	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$96,200	40.94
BLO-221-3700-00	11144 CARROLL RD	09/30/22	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$61,600	38.50
BLO-222-1750-00	4180 COREY HWY	12/17/21	\$595,000	WD	03-ARMY'S LENGTH	\$595,000	\$240,100	40.35
<b>Totals:</b>			<b>\$2,205,000</b>			<b>\$2,205,000</b>	<b>\$823,900</b>	

Sale. Ratio =>

37.37

Std. Dev. =>

7.04



Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Libert/Page
\$149,184	\$15,321	\$29,505	1.00	1.00	\$15,321	\$0.35	OB3	2635-0696
\$235,166	\$80,334	\$35,500	1.24	1.24	\$64,785	\$1.49	OB4	2639-0055
\$331,562	\$69,838	\$91,400	11.13	11.13	\$6,275	\$0.14	OB3	2626-0703
\$229,041	\$88,559	\$107,600	10.76	10.76	\$8,230	\$0.19	OB4	
\$242,341	\$87,659	\$50,000	3.00	3.00	\$29,220	\$0.67	OB4	2645-0033
\$225,568	\$56,052	\$46,620	3.08	3.08	\$18,187	\$0.42	OB4	2640-0125
\$142,828	\$52,172	\$35,000	1.00	1.00	\$52,172	\$1.20	OB3	2645-0949
\$643,896	\$34,729	\$83,625	10.50	10.50	\$3,308	\$0.08	OB3	2631-0321
<b>\$2,199,586</b>	<b>\$484,664</b>	<b>\$479,250</b>	<b>41.71</b>	<b>41.71</b>				

Average per Net Acre=> 11,619.29 per SqFt=> \$0.27

Land Table	Class
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401

---

27

06:52 AM

DB: Blissfield 2024

Neighborhoods Used: 0B8 - ASSESSOR'S PLAT #2 BL, 0L8 - NEWCOMBS ADDITION TO BL2

## 205 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-305-0200-00	07/12/2022 0B8	401	237,000	37,036	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	199,964	224,381	0.891



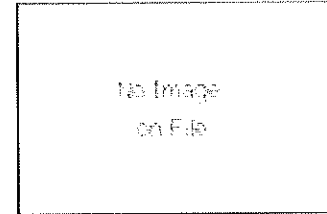
## 604 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0061-00	04/08/2022 0B8	401	111,000	15,705	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	41	95,295	55,874	1.706



## 612 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0100-00	09/09/2021 0B8	401	159,900	19,434	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	140,466	88,744	1.583



## 124 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-305-0020-00	07/28/2021 0B8	401	138,000	21,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	59	116,840	120,971	0.966



Neighborhoods Used: 0B8 - ASSESSOR'S PLAT #2 BL, 0L8 - NEWCOMBS ADDITION TO BL2

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include LEVEL, COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 489,970
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 552,565
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 4, 2, 19.70, 30.56, 0.956.

After Application of E.C.F.s 0.00 0.00 1.000

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.



# Real Estate Summary Sheet

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

02/05/2024 6:54 AM

<b>Parcel:</b>	BL2-305-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	REDMOND, WESTON R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	124 S MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2623-0343	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
REDMOND, WESTON R	LOT 2 ASSESSORS PLAT NO 2 OF THE VILL OF BLISSFIELD		
124 S MONROE ST			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 07/28/2021 for 138,000 by SNYDER, ASHLEY R.

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

**Liber/Page:** 2623-0343

## Most Recent Permit Information

None Found

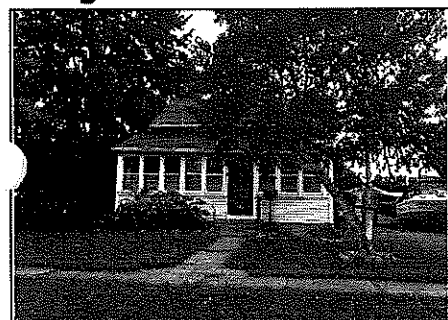
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	74,800	<b>2023 Taxable:</b>	72,030	<b>Acreage:</b>	0.46
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,323  
Ground Area: 1,050  
Garage Area: 480  
Basement Area: 1,050  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:54 AM

<b>Parcel:</b>	BL2-305-0200-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LAMBERT, JUSTIN M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	205 S MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2642-0633	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
LAMBERT, JUSTIN M MADSEN, MACKENZIE T 205 S MONROE ST BLISSFIELD MI 49228	LOT 20 ASSESSORS PLAT NO 2 V/BLISSFIELD ALSO LD DES AS BEG AT THE S'ERLY COR OF LOT 20 OF SD PLAT TH N33^43'48"E 141.97 FT ALG THE E'ERLY LI OF LOTS 20 & 21 OF SD PLT TH S54^11'00"E 97 FT TH S33^43'48"W 141.97 FT TH N54^11'00"W 97 FT TO POB		

## Most Recent Sale Information

Sold on 07/12/2022 for 237,000 by LUCE, JAN K & CAROL J (LE).

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

**Liber/Page:** 2642-0633

## Most Recent Permit Information

Permit PB220053 on 10/25/2022 for \$0 category Res. Add/Alter/Repair.

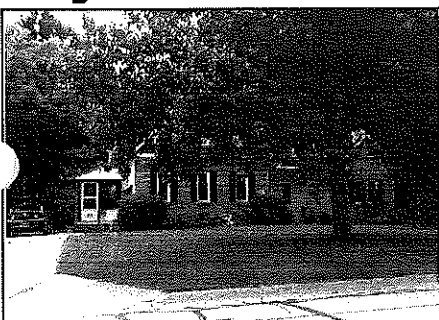
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	L SHAPE
<b>2023 S.E.V.:</b>	136,900	<b>2023 Taxable:</b>	136,900	<b>Acres:</b>	0.59
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1999  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Brick/Siding  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,685  
Ground Area: 1,685  
Garage Area: 800  
Basement Area: 1,685  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/05/2024 6:54 AM

<b>Parcel:</b>	BL2-310-0061-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GAUER, JORDAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	604 HIGH ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2637-0950	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
GAUER, JORDAN	LOT 6 EX THAT PART COMM AT A PT IN NE COR OF LOT 7 RUNN TH E'LY AND PAR WITH N'LY LI OF HIGH ST 2.5 FT TH S'LY		
604 HIGH ST	TO SW COR OF LOT 6 TH N'LY ON LI BETWEEN LOTS 6 AND 7 TO POB ALSO W 10 FT OF LOT 5 ASSESSORS PLAT OF J T		
BLISSFIELD MI 49228	CAPPENTERS ADDITION TO BLISSFIELD		

## Most Recent Sale Information

Sold on 04/08/2022 for 111,000 by ROWE DAWN L.

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

**Liber/Page:** 2637-0950

## Most Recent Permit Information

None Found

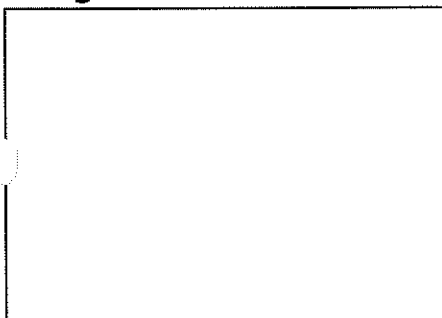
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	37,200	<b>2023 Taxable:</b>	37,200	<b>Acrage:</b>	0.28
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 41  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 720  
Ground Area: 720  
Garage Area: 960  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 6:54 AM

<b>Parcel:</b>	BL2-310-0100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DIVER VIRGIL & DONNA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	612 HIGH ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2625-0627	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
DIVER VIRGIL & DONNA LANGMEYER ALAN 662 KOREY'S CIRCLE BLISSFIELD MI 49228	LOT 10 EX E 17.31 FT ASSESS PLAT OF JT CARPENTERS ADD TO VILL OF BLISS- FIELD		

## Most Recent Sale Information

Sold on 09/30/2021 for 1 by DIVER VIRGIL & DONNA.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 2625-0627

## Most Recent Permit Information

None Found

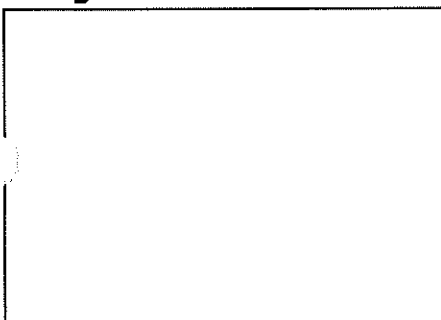
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	56,100	<b>2023 Taxable:</b>	54,285	<b>Acreage:</b>	0.40
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,267  
Ground Area: 1,267  
Garage Area: 394  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Newcombs Addition to BL2 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59	
BL2-305-0200-00	205 S MONROE ST	07/12/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$123,900	52.28	
BL2-310-0061-00	604 HIGH ST	04/08/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$34,400	30.99	
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52	
<b>Totals:</b>			<b>\$645,900</b>			<b>\$645,900</b>	<b>\$267,700</b>		
								<b>Sale. Ratio =&gt;</b>	<b>41.45</b>
								<b>Std. Dev. =&gt;</b>	<b>9.81</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$145,397	\$21,160	\$116,840	\$120,971	0.966	1,323	\$88.31	088	32.0492
\$267,475	\$37,036	\$199,964	\$224,381	0.891	1,685	\$118.67	088	39.5163
\$73,088	\$15,705	\$95,295	\$55,874	1.706	720	\$132.35	088	41.9177
\$110,574	\$19,434	\$140,466	\$88,744	1.583	1,267	\$110.87	088	29.6479
\$596,534		\$552,565	\$489,970			\$112.55		15.8592
				E.C.F. =>	1.128	Std. Deviation=>		0.4173241
				Ave. E.C.F. =>	1.286	Ave. Variance=>		35.7828 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$21,160	ASSESSOR'S PLAT #2	401	59
RANCH	\$27,324	ASSESSOR'S PLAT #2	401	76
CONVENTIONAL	\$12,880	ASSESSOR'S PLAT #2	401	41
RANCH	\$18,400	ASSESSOR'S PLAT #2	401	45

27.81740198

Newcombs Addition to BL2 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59	
BL2-305-0200-00	205 S MONROE ST	07/12/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$123,900	52.28	
BL2-310-0061-00	604 HIGH ST	04/08/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$34,400	30.99	
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52	
BL2-310-0161-00	636 HIGH ST	02/13/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$57,500	57.56	
BL2-310-0250-00	609 W ADRIAN ST	05/31/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$49,400	58.12	
<b>Totals:</b>			<b>\$830,800</b>			<b>\$830,800</b>	<b>\$374,600</b>	<b>45.09</b>	
								<b>Std. Dev. =&gt;</b>	<b>12.20</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$145,397	\$13,763	\$21,160	0.46	0.46	\$29,920	\$0.69	0B8 2623-0343	
\$267,475	(\$3,151)	\$27,324	0.59	0.59	(\$5,305)	(\$0.12)	0B8 2642-0633	
\$73,088	\$50,792	\$12,880	0.28	0.28	\$181,400	\$4.16	0B8 2637-0950	
\$110,574	\$67,726	\$18,400	0.40	0.40	\$169,315	\$3.89	0B8	
\$128,007	(\$19,137)	\$8,970	0.20	0.20	(\$98,138)	(\$2.25)	0B8 2651-0080	
\$106,205	(\$12,005)	\$9,200	0.20	0.20	(\$60,025)	(\$1.38)	0B8 2640-0372	
<b>\$830,746</b>	<b>\$97,988</b>	<b>\$97,934</b>	<b>2.13</b>	<b>2.13</b>	<b>Average</b>	<b>Average</b>		
					per Net Acre=>	46,025.36	per SqFt=>	<b>\$1.06</b>

Land Table	Class
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401

---



28

11:13 AM

Neighborhoods Used: OB4 - OLDER STYLE BLISSFIELD TWP, OB3 - MODERN STYLE BLISSFIELD TWP

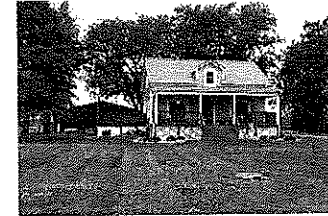
11144 CARROLL RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL0-221-3700-00       09/30/2022 OB3       401       160,000       40,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           55       120,000       109,359       1.097



4133 S BLISSFIELD HWY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL0-220-1075-00       09/12/2022 OB4       401       280,000       55,000  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       CONVENTIONAL   60       182,315       160,938       1.133  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  42685           37680       1.133



4598 IFFLAND RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL0-220-2325-00       05/16/2022 OB4       401       235,000       51,620  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       CONVENTIONAL   80       176,944       179,419       0.986  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  6436           6526       0.986



2201 S BLISSFIELD HWY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL0-208-1025-00       04/27/2022 OB4       401       280,000       40,500  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       CONVENTIONAL   80       233,049       201,952       1.154  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  6451           5590       1.154



1753 S WELLSVILLE HWY  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL0-206-1625-00       03/11/2022 OB3       401       135,000       35,479  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           60       99,521       119,594       0.832



12960 ATEN RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL0-215-4900-00       09/22/2021 OB3       401       310,000       103,570  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MODULAR/MAN   74       168,517       192,400       0.876  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  37913           43286       0.876



Neighborhoods Used: 0B4 - OLDER STYLE BLISSFIELD TWP, 0B3 - MODERN STYLE BLISSFIELD TWP

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 963,662
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 93,082
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 980,346
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 93,485
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 6, 4, 8.72, 9.92, 1.009. After Application of E.C.F.s: 6.06, 7.20, 1.004.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Neighborhoods Used: 0B4 - OLDER STYLE BLISSFIELD TWP, 0B3 - MODERN STYLE BLISSFIELD TWP

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

Single Family E.C.F. : 1.017 (6)
Mobile Home E.C.F. : 1.000 (0)
Own Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.004 (4)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023

Terms Selected: 2

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): 0B4 - OLDER STYLE BLISSFIELD TWP, 0B3 - MODERN STYLE BLISSFIELD TWP

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.82
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 0.95



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-208-1025-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BAKER, JOSHUA J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2201 S BLISSFIELD HWY BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2639-0055	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	02/17/2022	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP

## Mailing Address:

BAKER, JOSHUA J  
2201 S BLISSFIELD HWY  
BLISSFIELD MI 49228

## Description:

PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 8 T7S R5E DES AS BEG ON THE W LI OF SEC 8, AFORESAID 1001.15 FT S 0 DEG 09' 16" E FROM THE NW COR OF SEC 8; TH N 89 DEG 54' 38" E 216.50 FT; TH S 0 DEG 09' 16" E 250.00 FT; TH S 89 DEG 54' 38" W 216.50 FT; TH N 0 DEG 09' 16" W 250.00 FT TO POB.  
CONTAINING 1.24 AMOL  
SPLIT FROM BLO-208-1050-00 2/17/2022

## Most Recent Sale Information

Sold on 04/27/2022 for 280,000 by POOLEY, ROBERT L & DEBORAH K.

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

**Liber/Page:** 2639-0055

## Most Recent Permit Information

Permit 15-1122 on 04/30/2015 for \$0 category GARAGE/CPT.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	111,400	<b>2023 Taxable:</b>	111,400	<b>Acreage:</b>	1.24
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1878  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL

# of Agricultural Buildings: 2  
Estimated TCV: Tentative  
Cmts:

Exterior:  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,400  
Ground Area: 1,024  
Garage Area: 1,180  
Basement Area: 944  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-215-4900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RHODES MICHELLE & WADE KAREN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	12960 ATEN RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2626 0703	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Rolling, Low, Landscaped, Wooded, Pond	<b>Neighborhood:</b>	0B3 MODERN STYLE BLISSFIELD TWP

## Mailing Address:

RHODES MICHELLE & WADE KAREN  
12960 ATEN RD  
BLISSFIELD MI 49228

## Description:

LD DES AS BEG AT SE COR OF SEC 15 T7S R5E TH S88^27'25"W 389.41 FT ALG S LI OF SD SEC (CNTRLI OF ATEN RD) TH N01^32'35"W 1252.86 FT TO AN INTERMEDIATE TRAVERSE LI TH DOWNSTREAM M/L ALG TOP OF BANK OF RIVER RAISIN ALG AN INTERMEDIATE TRAVERSE LI THE FOLLOWING (3) COURSES S67^56'23"E 54.52 FT AND S44^46'19"E 202.84 FT AND S79^09'23"E 205.30 FT TH S01^32'35"E 1039.20 FT TO POB (SURVEY 10 AC INSIDE INTERMEDIATE TRAVERSE LINE LOT LINES EXTENT TO EDGE OF WATER OF RIVER RAISIN - CONTAINS A NET AREA OF 10.13 ACRES M/L TO EDGE OF WATER OF RIVER RAISIN)

## Most Recent Sale Information

Sold on 09/22/2021 for 310,000 by ZUCCARELL, RYAN D & EMMAGENE E.

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

**Liber/Page:** 2626 0703

## Most Recent Permit Information

Permit 18-01 on 01/21/2018 for \$0 category POLE BARN.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	158,700	<b>2023 Taxable:</b>	151,410	<b>Acreage:</b>	11.13
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 2002

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 74

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,568

Ground Area: 1,568

Garage Area: 960

Basement Area: 1,568

Basement Walls:

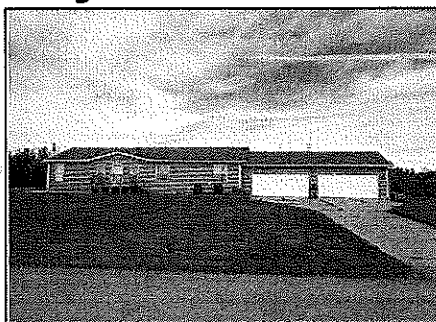
Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-220-1075-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BONAMINIO, RACHEL & JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4133 S BLISSFIELD HWY BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2645-0033	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Electric	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Topography:</b>	Level, High, Landscaped	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Mailing Address:</b>		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP
<b>Description:</b>	BEG NW COR SEC 20 TH N 90 DEG E 404.6 FT TH S 0 DEG 26'30"E 323 FT TH N 90 DEG W 404.6 FT TH N 0 DEG 26'30"W 323 FT TO POB		

## Most Recent Sale Information

Sold on 09/12/2022 for 280,000 by CARTER BRUCE & SIERING SHERRY (LE).

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

**Liber/Page:** 2645-0033

## Most Recent Permit Information

Permit 22-0009 on 11/07/2022 for \$9,500 category REROOF.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	115,400	<b>2023 Taxable:</b>	115,400	<b>Acreage:</b>	3.00
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1890

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 60

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 2 Half Baths: 0

Floor Area: 2,103

Ground Area: 1,632

Garage Area: 0

Basement Area: 832

Basement Walls:

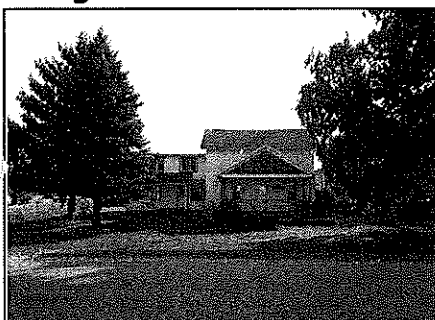
Estimated TCV: Tentative

# of Agricultural Buildings: 8

Estimated TCV: Tentative

Cmts:

## Image





# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-220-2325-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOFFMAN, CLAIR & NATHAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4598 IFFLAND RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2640-0125	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	12/14/2015	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	0B4 OLDER STYLE BLISSFIELD TWP

## Mailing Address:

HOFFMAN, CLAIR & NATHAN  
4598 IFFLAND RD  
BLISSFIELD MI 49228

## Description:

LD DES AS COMM AT A BRASS DISC INSIDE MONUMENT BOX MARKING THE NE COR OF SD SEC 20 T7S R5E TH 500^00'00"W ON THE E LI OF SD SEC & ON A PREVIOUS SURVEY LI PASSING THROUGH A FOUND 3/4" IRON PIPE @ 1339.20 FT A TOTAL DISTANCE OF 1684.56 FT TO THE POB TH 500^00'00"W CONT ON THE E LI OF SD SEC & ON SD PREVIOUS SURVEY LI PASSING THROUGH A 3/4" IRON PIPE @ 186.76 FT FOUND AT THE INTERSECTION WITH THE N'ERLY R/O/W LI OF IFFLAND RD (66 FT WD) A TOTAL DISTANCE OF 229.72 FT TO A 3/4" IRON PIPE FOUND AT THE INTERSECTION WITH THE CNTRLI OF R/O/W OF SD IFFLAND RD TH S49^49'25"W ON THE CNTRLI OF R/O/W OF SD IFFLAND RD A DIST OF 374 FT TO A PT TH S48^06'05"W CONT ON THE CNTRLI OF R/O/W OF SD IFFLAND RD A DIST OF 185.50 FT TH N01^05'35"E ON A NEW DIVISION LKI A DIST OF 420 FT TO A SET 5/8" REBAR CAP #43052 TH N67^10'51"E ON A NEW DIVISION LI A DIST OF 451.13 FT TO THE POB (SURVEY 3.082 AC)  
SPLIT ON 12/14/2015 FROM BLO-220-2350-00

## Most Recent Sale Information

Sold on 05/16/2022 for 235,000 by FEENEY, ANNA G.

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

**Liber/Page:** 2640-0125

## Most Recent Permit Information

Permit 16-11 on 10/13/2016 for \$0 category DECK/PORCH.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	107,100	<b>2023 Taxable:</b>	107,100	<b>Acreage:</b>	3.08
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

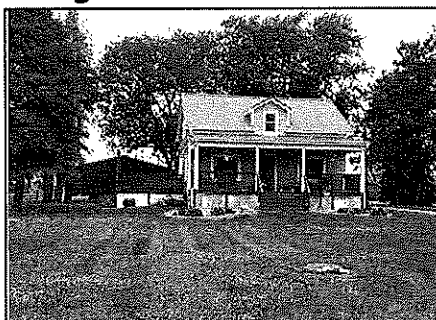
## Improvement Data

# of Residential Buildings: 1  
Year Built: 1938  
Occupancy: Single Family  
Class: C+10  
Style: CONVENTIONAL

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

Exterior:  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,170  
Ground Area: 780  
Garage Area: 0  
Basement Area: 780  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/01/2024 11:09 AM

<b>Parcel:</b>	BLO-221-3700-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SAYLOR, RICHARD	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11144 CARROLL RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2645-0949	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Electric	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Topography:</b>	Level, High, Landscaped	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Mailing Address:</b>		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B3 MODERN STYLE BLISSFIELD TWP
<b>Description:</b>	LD BEG AT INTERSEC OF HWY AT A PT 8.13 CHS S 88 DEG 13'E FROM SW COR SEC 21 RUNN TH ALG CTR OF HWY N 6 DEG 34'E 198 FT TH S 86 DEG 42'E 215.05 FT TH S 2 DEG 15'W 191.6 FT TO CTR OF HWY TH N 88 DEG 13'W ALG CTR SD HWY 229.93 FT TO POB SEC 21		

## Most Recent Sale Information

Sold on 09/30/2022 for 160,000 by VAN STEENKISTE, STEPHANIE.

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

**Liber/Page:** 2645-0949

## Most Recent Permit Information

None Found

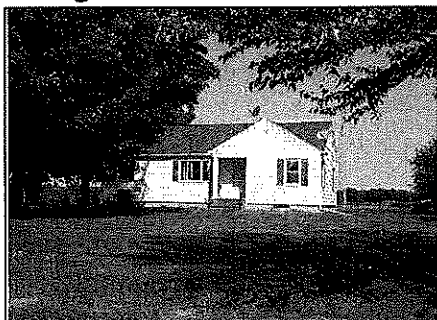
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	68,300	<b>2023 Taxable:</b>	68,300	<b>Acreage:</b>	1.00
<b>Zoning:</b>	AA	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Alum., Vinyl  
% Good (Physical): 55  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 936  
Ground Area: 936  
Garage Area: 308  
Basement Area: 936  
Basement Walls: Block  
Estimated TCV: Tentative

## Image



Blissfield Township General Parcels ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Insti.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200	43.11
BLO-208-1025-00	2201 S BLISSFIELD HWY	04/27/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$75,600	27.00
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$90,500	29.19
BLO-220-1075-00	4133 S BLISSFIELD HWY	09/12/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$100,500	35.89
BLO-220-2325-00	4598 IFFLAND RD	05/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$96,200	40.94
BLO-221-3700-00	11144 CARROLL RD	09/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,600	38.50
<b>Totals:</b>			<b>\$1,400,000</b>			<b>\$1,400,000</b>	<b>\$482,600</b>	<b>34.47</b>
								<b>Std. Dev. =&gt; 6.45</b>

Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$153,399	\$35,479	\$99,521	\$119,594	0.832	1,152	\$86.39	0B3	18.0903
\$240,166	\$40,500	\$239,500	\$207,542	1.154	1,400	\$171.07	0B4	14.0925
\$336,562	\$103,570	\$206,430	\$235,686	0.876	1,568	\$131.65	0B3	13.7187
\$247,341	\$55,000	\$225,000	\$198,618	1.133	2,103	\$106.99	0B4	11.9773
\$230,568	\$51,620	\$183,380	\$185,945	0.986	1,170	\$156.74	0B4	2.6854
\$147,828	\$40,000	\$120,000	\$109,359	1.097	936	\$128.21	0B3	8.4246
<b>\$1,355,864</b>		<b>\$1,073,831</b>	<b>\$1,056,744</b>			<b>\$130.17</b>		<b>0.3112</b>
			E.C.F. =>	<b>1.016</b>		Std. Deviation=>	<b>0.13679908</b>	
			Ave. E.C.F. =>	<b>1.013</b>		Ave. Variance=>	<b>11.4981</b>	Coefficient of Var=>

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
RANCH		\$33,720	RESIDENTIAL IN AA ZONE	401	60
CONVENTIONAL		\$40,500	RESIDENTIAL IN AA ZONE	401	80
MODULAR/MAN		\$96,400	RESIDENTIAL IN AA ZONE	401	74
CONVENTIONAL		\$55,000	RESIDENTIAL IN AA ZONE	401	60
CONVENTIONAL		\$51,620	RESIDENTIAL IN AA ZONE	401	80
RANCH		\$40,000	RESIDENTIAL IN AA ZONE	401	55

11.34991777

Residential In AA Zone Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARMI'S LENGTH	\$135,000	\$58,200	43.11
BLO-208-1025-00	2201 S BLISSFIELD HWY	04/27/22	\$280,000	WD	03-ARMI'S LENGTH	\$280,000	\$75,600	27.00
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARMI'S LENGTH	\$310,000	\$90,500	29.19
BLO-216-1600-00	3389 BLEASNER HWY	08/24/22	\$210,000	WD	03-ARMI'S LENGTH	\$210,000	\$101,200	48.19
BLO-220-1075-00	4133 S BLISSFIELD HWY	09/12/22	\$280,000	WD	03-ARMI'S LENGTH	\$280,000	\$100,500	35.89
BLO-220-2325-00	4598 IFFLAND RD	05/16/22	\$235,000	WD	03-ARMI'S LENGTH	\$235,000	\$96,200	40.94
BLO-221-3700-00	11144 CARROLL RD	09/30/22	\$160,000	WD	03-ARMI'S LENGTH	\$160,000	\$61,600	38.50
BLO-222-1750-00	4180 COREY HWY	12/17/21	\$595,000	WD	03-ARMI'S LENGTH	\$595,000	\$240,100	40.35
<b>Totals:</b>			<b>\$2,205,000</b>			<b>\$2,205,000</b>	<b>\$823,900</b>	<b>37.37</b>

Sale. Ratio => 37.37  
 Std. Dev. => 7.04

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$149,184	\$15,321	\$29,505	1.00	1.00	\$15,321	\$0.35	OB3	2635-0696
\$235,166	\$80,334	\$35,500	1.24	1.24	\$64,785	\$1.49	OB4	2639-0055
\$331,562	\$69,838	\$91,400	11.13	11.13	\$6,275	\$0.14	OB3	2626-0703
\$229,041	\$88,559	\$107,600	10.76	10.76	\$8,230	\$0.19	OB4	
\$242,341	\$87,659	\$50,000	3.00	3.00	\$29,220	\$0.67	OB4	2645-0033
\$225,568	\$56,052	\$46,620	3.08	3.08	\$18,187	\$0.42	OB4	2640-0125
\$142,828	\$52,172	\$35,000	1.00	1.00	\$52,172	\$1.20	OB3	2645-0949
\$643,896	\$34,729	\$83,625	10.50	10.50	\$3,308	\$0.08	OB3	2631-0321
<b>\$2,199,586</b>	<b>\$484,664</b>	<b>\$479,250</b>	<b>41.71</b>	<b>41.71</b>				

Average per Net Acre=> 11,619.29 per SqFt=> \$0.27

Land Table	Class
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401

---



29

Neighborhoods Used: OL9.PARKWOOD ADDITION

718 PARKWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
BL2-640-0240-00		11/30/2022	OL9	401	160,000	21,631
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	138,369	154,103	0.898	



712 PARKWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
BL2-640-0270-00		10/04/2022	OL9	401	142,500	9,368
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SINGLE STORY	78	133,132	145,407	0.916	



719 PARKWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
BL2-640-0400-00		05/25/2022	OL9	401	144,000	9,222
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SINGLE STORY	85	134,778	164,365	0.820	



210 SUGAR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
BL2-640-0060-00		10/20/2021	OL9	401	182,500	20,428
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	64	162,072	130,827	1.239	



202 SUGAR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
BL2-640-0100-00		08/16/2021	OL9	401	175,000	16,091
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	70	158,909	188,539	0.843	



Neighborhoods Used: 0L9.PARKWOOD ADDITION

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 783,240
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 727,260
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 5, 2, 8.37, 12.40, 1.007. After Application of E.C.F.s: 0.00, 0.00, 1.000.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.



# Real Estate Summary Sheet

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

02/05/2024 9:19 AM

<b>Parcel:</b>	BL2-640-0060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KENNON, LINDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	210 SUGAR ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2628-0089	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0L9 PARKWOOD ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
KENNON, LINDA 210 SUGAR ST BLISSFIELD MI 49228		LOTS 6 AND 7 PARKWOOD ADD TO BLISSFIELD	

## Most Recent Sale Information

Sold on 10/20/2021 for 182,500 by BLISSFIELD CONSTRUCTION SERVICES.

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

**Liber/Page:** 2628-0089

## Most Recent Permit Information

Permit 21-8985 on 11/04/2021 for \$0 category NEW CONSTRUCT..

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	95 X 140 X 95 X 140
<b>2023 S.E.V.:</b>	66,200	<b>2023 Taxable:</b>	61,740	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	140.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: C+5  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,044  
Ground Area: 864  
Garage Area: 576  
Basement Area: 864  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 9:19 AM

<b>Parcel:</b>	BL2-640-0100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GARCIA, REUBEN & SHELBY P	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	202 SUGAR ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2624-0376	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0L9 PARKWOOD ADDITION
<b>Mailing Address:</b>	<b>Description:</b>		
GARCIA, REUBEN & SHELBY P 202 SUGAR ST BLISSFIELD MI 49228	BEING PT OF LOTS 10 & 11 PARKWOOD ADD TO BLISSFIELD DES AS BEG AT NW COR OF LOT 11 TH S 68.32 FT ALG E LI OF S LANE ST TH N89°59'54"E 95.11 FT TO E LI OF LOT 10 TH N 68.43 FT ALG E LI OF LOT 10 TO S LI OF SUGAR ST TH S89°56'03"W 95.25 FT ALG S LI OF SUGAR ST TO POB.		

## Most Recent Sale Information

Sold on 08/16/2021 for 175,000 by SABLICH, MICHAEL B.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2624-0376

## Most Recent Permit Information

None Found

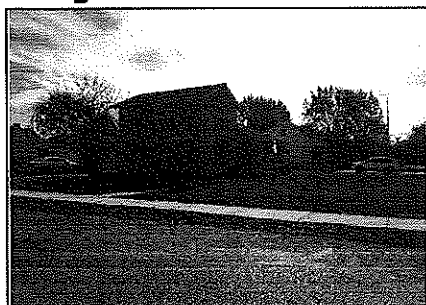
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	95 X 68 X 95 X 68
<b>2023 S.E.V.:</b>	88,500	<b>2023 Taxable:</b>	80,640	<b>Acreage:</b>	0.15
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	95.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	68.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1920  
 Occupancy: Single Family  
 Class: C  
 Style: TWO STORY  
 Exterior:  
 % Good (Physical): 70  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,636  
 Ground Area: 1,355  
 Garage Area: 350  
 Basement Area: 1,355  
 Basement Walls:  
 Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 9:19 AM

<b>Parcel:</b>	BL2-640-0240-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BARNIER, ANTHONY & AMMI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	718 PARKWOOD AVE BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>		<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0L9 PARKWOOD ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
BARNIER, ANTHONY & AMMI 718 PARKWOOD AVE BLISSFIELD MI 49228		LOTS 24 AND 25 PARKWOOD ADD TO BLISSFIELD	

## Most Recent Sale Information

Sold on 11/30/2022 for 160,000 by DUVAL, DANIELLE M.

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

## Most Recent Permit Information

Permit PM190012 on 06/05/2019 for \$0 category Mechanical.

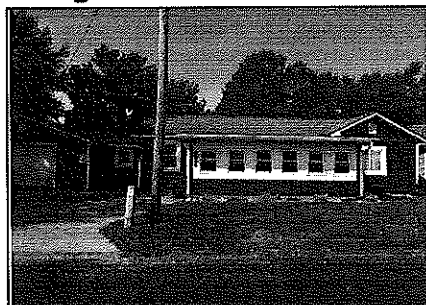
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	80 X 130 X 80 X 130
<b>2023 S.E.V.:</b>	76,700	<b>2023 Taxable:</b>	76,700	<b>Acreage:</b>	0.24
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	130.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,830  
Ground Area: 1,830  
Garage Area: 568  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 9:19 AM

<b>Parcel:</b>	BL2-640-0270-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TOOTHMAN, WILLIAM	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	712 PARKWOOD AVE BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2646-0121	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0L9 PARKWOOD ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
TOOTHMAN, WILLIAM 712 PARKWOOD AVE BLISSFIELD MI 49228		LOT 27 PARKWOOD ADD TO BLISSFIELD	

## Most Recent Sale Information

Sold on 10/04/2022 for 142,500 by MILETICH, STEVEN.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2646-0121

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	40 X 130 X 40 X 130
<b>2023 S.E.V.:</b>	66,600	<b>2023 Taxable:</b>	66,600	<b>Acreage:</b>	0.12
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	130.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: C+5  
Style: SINGLE STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,152  
Ground Area: 1,152  
Garage Area: 0  
Basement Area: 0  
Basement Walls: Block  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/05/2024 9:19 AM

<b>Parcel:</b>	BL2-640-0400-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KILGUS, CHELSEA L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	719 PARKWOOD AVE BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2640-0105	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, Low, Landscaped	<b>Neighborhood:</b>	0L9 PARKWOOD ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
KILGUS, CHELSEA L 719 PARKWOOD AVE BLISSFIELD MI 49228		LOT 40 PARKWOOD ADDITION TO BLISSFIELD	

## Most Recent Sale Information

Sold on 05/25/2022 for 144,000 by MAHONY, DENAY J & KEVIN M.

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

**Liber/Page:** 2640-0105

## Most Recent Permit Information

None Found

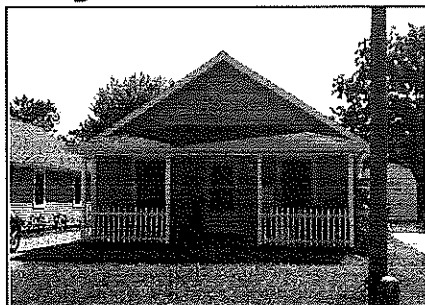
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	40 X 126 X 40 X 126
<b>2023 S.E.V.:</b>	74,500	<b>2023 Taxable:</b>	74,500	<b>Acreage:</b>	0.12
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	126.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C+10  
Style: SINGLE STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,152  
Ground Area: 1,152  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Parkwood Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-640-0060-00	210 SUGAR ST	10/20/21	\$182,500	PTA	03-ARM'S LENGTH	\$182,500	\$59,700	32.71
BL2-640-0100-00	202 SUGAR ST	08/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,100	36.63
BL2-640-0240-00	718 PARKWOOD AVE	11/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,600	42.25
BL2-640-0270-00	712 PARKWOOD AVE	10/04/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$57,300	40.21
BL2-640-0400-00	719 PARKWOOD AVE	05/25/22	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$63,900	44.38
<b>Totals:</b>			<b>\$804,000</b>			<b>\$804,000</b>	<b>\$312,600</b>	

Sale. Ratio => 38.88

Std. Dev. => 4.63

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$139,088	\$20,428	\$162,072	\$130,827	1.239	1,044	\$155.24	0L9	29.5798
\$187,096	\$16,091	\$158,909	\$188,539	0.843	1,636	\$97.13	0L9	10.0186
\$161,402	\$21,631	\$138,369	\$154,103	0.898	1,830	\$75.61	0L9	4.5128
\$141,252	\$9,368	\$133,132	\$145,407	0.916	1,152	\$115.57	0L9	2.7447
\$158,301	\$9,222	\$134,778	\$164,365	0.820	1,152	\$116.99	0L9	12.3037
\$787,139		\$727,260	\$783,240			\$112.11		1.4503
				E.C.F. =>	0.929	Std. Deviation=>		0.16989834
				Ave. E.C.F. =>	0.943	Ave. Variance=>		11.8319 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$19,442	PARKWOOD ADDITION	401	64
TWO STORY	\$16,091	PARKWOOD ADDITION	401	70
RANCH	\$18,735	PARKWOOD ADDITION	401	58
SINGLE STORY	\$9,368	PARKWOOD ADDITION	401	78
SINGLE STORY	\$9,222	PARKWOOD ADDITION	401	85

12.54671089

Parkwood Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-640-0060-00	210 SUGAR ST	10/20/21	\$182,500	PTA	03-ARM'S LENGTH	\$182,500	\$59,700
BL2-640-0100-00	202 SUGAR ST	08/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,100
BL2-640-0110-00	701 S LANE ST	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,500
BL2-640-0240-00	718 PARKWOOD AVE	11/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,600
BL2-640-0270-00	712 PARKWOOD AVE	10/04/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$57,300
BL2-640-0370-00	713 PARKWOOD	09/26/22	\$16,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$16,000	\$11,200
<b>Totals:</b>						<b>\$886,000</b>	<b>\$354,400</b>

Sale. Ratio =>  
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
32.71	\$139,521	\$62,854	\$19,875	86.4	140.0	0.26	0.26	\$727	\$244,568
36.63	\$187,453	\$3,995	\$16,448	71.5	68.0	0.15	0.15	\$56	\$26,993
45.00	\$238,940	(\$12,773)	\$16,167	70.3	95.0	0.17	0.17	(\$182)	(\$74,262)
42.25	\$161,818	\$17,333	\$19,151	83.3	130.0	0.24	0.24	\$208	\$72,523
40.21	\$141,460	\$10,616	\$9,576	41.6	130.0	0.12	0.12	\$255	\$89,210
70.00	\$18,854	\$16,000	\$18,854	82.0	252.0	0.23	0.12	\$195	\$68,966
40.00	\$888,046	\$98,025	\$100,071	435.1		1.17	1.05		
13.23			Average	\$225		Average			Average
			per FF=>			per Net Acre=>	83,997.43		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels In Sale	Land Table	Class	Rate Group 1
\$5.61	80.00	019	2628-0089		PARKWOOD ADDITION	401	PARKWOOD
\$0.62	95.00	019	2624-0376		PARKWOOD ADDITION	401	PARKWOOD
(\$1.70)	79.00	019	2622-0040		PARKWOOD ADDITION	401	PARKWOOD
\$1.66	80.00	019			PARKWOOD ADDITION	401	PARKWOOD
\$2.05	40.00	019	2646-0121		PARKWOOD ADDITION	401	PARKWOOD
\$1.58	80.00	019	2645-0666	BL2-640-0380-00	PARKWOOD ADDITION	402	PARKWOOD
<hr/>							
<b>\$1.93</b>							

30



Neighborhoods Used: 05L.VICTORY & PORTER ADDITIONS

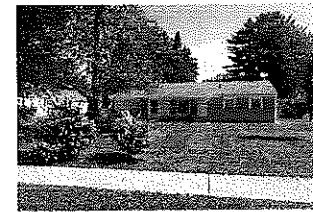
613 GILES AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-710-0080-00       09/28/2022 05L       401       180,000       17,050  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Single Family       CONVENTIONAL   72           162,950       180,592       0.902



625 S LANE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-710-0120-00       08/19/2022 05L       401       185,000       17,050  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Single Family       RANCH           68           167,950       170,266       0.986



105 VETERANS AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-710-0020-00       05/16/2022 05L       401       137,000       25,872  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Single Family       RANCH           70           111,128       105,039       1.058



516 DEPOT ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-710-0270-00       07/26/2021 05L       401       166,500       32,456  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Single Family       RANCH           64           134,044       154,724       0.866



100 VETERANS AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-710-0092-00       06/22/2021 05L       401       145,000       12,111  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Single Family       RANCH           83           132,889       131,847       1.008







# Real Estate Summary Sheet

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

02/05/2024 9:37 AM

<b>Parcel:</b>	BL2-710-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MURDIE, DAVID C & KATHLINDA L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	105 VETERANS AVE BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2640-0288	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
MURDIE, DAVID C & KATHLINDA L	LOT 2 VICTORY ADD TO VILLAGE OF BLISSFIELD	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
105 VETERANS AVE		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	05L VICTORY & PORTER ADDITIONS

## Most Recent Sale Information

Sold on 05/16/2022 for 137,000 by ZIEGLER, MELISSA A.

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

**Liber/Page:** 2640-0288

## Most Recent Permit Information

None Found

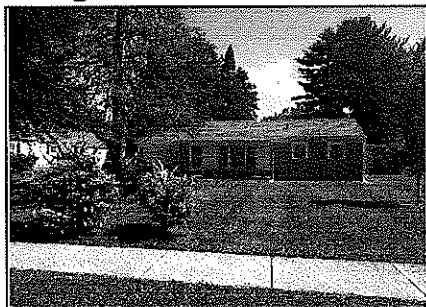
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	59,400	<b>2023 Taxable:</b>	59,400	<b>Acreage:</b>	0.38
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1952  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 912  
Ground Area: 912  
Garage Area: 280  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 9:37 AM

<b>Parcel:</b>	BL2-710-0080-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	AMBIL, AMY M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	613 GILES AVE BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2645-0906	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
AMBIL, AMY M	LOT 8 VICTORY ADD TO VILLAGE OF BLISSFIELD	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
613 GILES AVE		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	05L VICTORY & PORTER ADDITIONS

## Most Recent Sale Information

Sold on 09/28/2022 for 180,000 by PRINCE CRAIG & MCCOOL MORGAN.

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

**Liber/Page:** 2645-0906

## Most Recent Permit Information

Permit PM220018 on 05/17/2022 for \$0 category Mechanical.

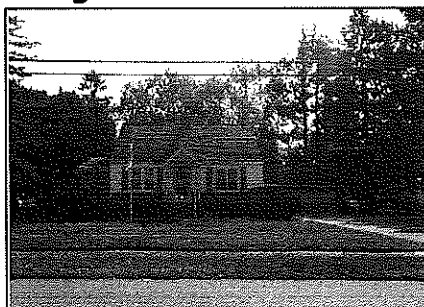
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	88,700	<b>2023 Taxable:</b>	88,700	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C+5  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 72  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,245  
Ground Area: 1,020  
Garage Area: 672  
Basement Area: 1,020  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 9:37 AM

<b>Parcel:</b>	BL2-710-0092-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SCHMIDT, SANDRA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	100 VETERANS AVE BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2621-0296	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	05L VICTORY & PORTER ADDITIONS
<b>Mailing Address:</b>	SCHMIDT, SANDRA M 100 VETERANS AVE BLISSFIELD MI 49228	<b>Description:</b>	PT OF LOT 9 PLAT OF VICTORY ADDITION TO VILLAGE BLISSFIELD FUR DES AS COMM AT NE COR OF SD LOT 9 & RUNN TH S1^34'E ALG E LI OF SD LOT 88.70 FT TO SE COR OF SD LOT TH S88^18'W ALG S LI 92 FT TH N11^47'42"E 112.51 FT TO N'LY LI OF LOT 9 & BEING ALSO TH S'LY LI OF VETERANS AVE TH SE'LY ALG A 333.76 FT RAD CUR LEFT AN ARC DIST OF 69.28 FT (CHD BEAR & DIST BEING S74^16'29"E E 69.16 FT) TO POB (SURVEY 0.18 AC)

## Most Recent Sale Information

Sold on 06/22/2021 for 145,000 by RAAB, KAREN ANN.

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

**Liber/Page:** 2621-0296

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	64,400	<b>2023 Taxable:</b>	57,645	<b>Acreage:</b>	0.18
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior: Alum., Vinyl  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,036  
Ground Area: 1,036  
Garage Area: 0  
Basement Area: 1,036  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 9:37 AM

<b>Parcel:</b>	BL2-710-0120-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HAWARNY, MICHAEL R III & LYNNE A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	625 S LANE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2644-0268	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	05L VICTORY & PORTER ADDITIONS

<b>Mailing Address:</b>	<b>Description:</b>
HAWARNY, MICHAEL R III & LYNNE A 625 S LANE ST BLISSFIELD MI 49228	LOT 12 VICTORY ADD TO VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 08/19/2022 for 185,000 by ANDERSON, NATHANIEL.

**Terms of Sale:** 03-ARM'S LENGTH      **Liber/Page:** 2644-0268

## Most Recent Permit Information

None Found

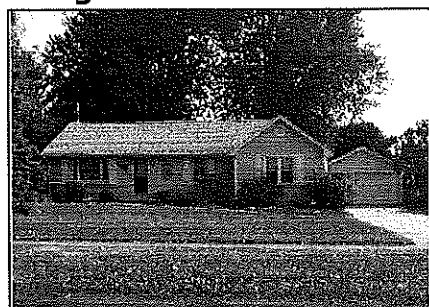
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	85,200	<b>2023 Taxable:</b>	85,200	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1951  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior:  
% Good (Physical): 68  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1    Half Baths: 0  
Floor Area: 1,440  
Ground Area: 1,440  
Garage Area: 492  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 9:37 AM

<b>Parcel:</b>	BL2-710-0270-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	YOUNG-WENKEL, CELIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	516 DEPOT ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2623-0181	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
YOUNG-WENKEL, CELIA	LOT 27 VICTORY ADD. TO VILL. OF BLISSFIELD	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
516 DEPOT ST		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
BLISSFIELD MI 49228		<b>Neighborhood:</b>	05L VICTORY & PORTER ADDITIONS

## Most Recent Sale Information

Sold on 07/26/2021 for 166,500 by BOLLIN, JORDAN S.

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

**Liber/Page:** 2623-0181

## Most Recent Permit Information

Permit PE230021 on 08/30/2023 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	84,700	<b>2023 Taxable:</b>	76,965	<b>Acreage:</b>	0.43
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1964  
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: 1,461  
Ground Area: 1,461  
Garage Area: 624  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





Victory & Porters Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-710-0020-00	105 VETERANS AVE	05/16/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$43,400	31.68
BL2-710-0080-00	613 GILES AVE	09/28/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,300	41.83
BL2-710-0092-00	100 VETERANS AVE	06/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,400	35.45
BL2-710-0120-00	625 S LANE ST	08/19/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,400	39.14
BL2-710-0270-00	516 DEPOT ST	07/26/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$59,300	35.62
<b>Totals:</b>			<b>\$813,500</b>			<b>\$813,500</b>	<b>\$301,800</b>	

Sale. Ratio => 37.10

Std. Dev. => 3.88

Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$125,239	\$25,872	\$111,128	\$105,039	1.058	912	\$121.85	05L	9.3784
\$187,890	\$17,050	\$162,950	\$180,592	0.902	1,245	\$130.88	05L	6.1874
\$136,838	\$12,111	\$132,889	\$131,847	1.008	1,036	\$128.27	05L	4.3721
\$178,122	\$17,050	\$167,950	\$170,266	0.986	1,440	\$116.63	05L	2.2211
\$178,825	\$32,456	\$134,044	\$154,724	0.866	1,461	\$91.75	05L	9.7842
\$806,914		\$708,961	\$742,468			\$117.88		0.9314
			E.C.F. =>	0.955		Std. Deviation=>	0.07842463	
			Ave. E.C.F. =>	0.964		Ave. Variance=>	6.3886	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$20,900	VICTORY/PORTER ADDNS	401	70
CONVENTIONAL	\$17,050	VICTORY/PORTER ADDNS	401	72
RANCH	\$9,900	VICTORY/PORTER ADDNS	401	83
RANCH	\$17,050	VICTORY/PORTER ADDNS	401	68
RANCH	\$23,650	VICTORY/PORTER ADDNS	401	64

6.625952023

Victory & Porters Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-710-0020-00	105 VETERANS AVE	05/16/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$43,400	31.68
BL2-710-0080-00	613 GILES AVE	09/28/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,300	41.83
BL2-710-0092-00	100 VETERANS AVE	06/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,400	35.45
BL2-710-0120-00	625 S LANE ST	08/19/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,400	39.14
BL2-710-0270-00	516 DEPOT ST	07/26/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$59,300	35.62
<b>Totals:</b>			<b>\$813,500</b>			<b>\$813,500</b>	<b>\$301,800</b>	

Sale. Ratio => 37.10

Std. Dev. => 3.88

Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$125,239	\$32,661	\$20,900	0.38	0.38	\$85,950	\$1.97	05L 2640-0288	
\$187,890	\$9,160	\$17,050	0.31	0.31	\$29,548	\$0.68	05L 2645-0906	
\$136,838	\$18,062	\$9,900	0.18	0.18	\$100,344	\$2.30	05L 2621-0296	
\$178,122	\$23,928	\$17,050	0.31	0.31	\$77,187	\$1.77	05L 2644-0268	
\$178,825	\$11,325	\$23,650	0.43	0.43	\$26,337	\$0.60	05L 2623-0181	
\$806,914	\$95,136	\$88,550	1.61	1.61				
			Average		Average			
			per Net Acre=>	59,090.68	per SqFt=>	\$1.36		

Land Table	Class
VICTORY/PORTER ADDNS	401
VICTORY/PORTER ADDNS	401
VICTORY/PORTER ADDNS	401
VICTORY/PORTER ADDNS	401
VICTORY/PORTER ADDNS	401

---

31

10:03 AM

Neighborhoods Used: 0B2 - BLISS VILL- SEC 19,29, 30,31,32, 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

203 QUICK ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-230-3340-00		01/23/2023	0B2	140,000	15,978	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	124,022	114,741	1.081	



120 S MAIN ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-231-2010-00		12/08/2022	0B2	103,000	8,280	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	45	83,954	73,442	1.143	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		10766	9418	1.143		



433 N MONROE ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-230-4265-00		10/28/2022	0B2	165,000	21,531	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	65	143,469	142,052	1.010	



455 N MONROE ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-230-2830-00		08/17/2022	0B2	215,000	19,746	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	195,254	174,181	1.121	



604 BEAGLE RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-230-3360-00		06/09/2022	0B2	125,000	9,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	61	114,870	106,226	1.081	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		770	712	1.081		



409 W ADRIAN ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-230-4770-00		05/16/2022	0B2	140,000	10,036	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	63	129,964	142,093	0.915	



119 WALNUT ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-231-4340-00		01/10/2022	0B2	145,000	9,720	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	70	135,280	119,319	1.134	



612 BEAGLE RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-230-3390-00		07/14/2021	0B2	150,000	15,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	134,980	121,674	1.109	





Neighborhoods Used: 0B2 - BLISS VILL- SEC 19,29, 30,31,32, 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

123 RAILROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-650-0111-00	04/09/2021 00L	401	120,000	24,226	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	64	95,774	113,520	0.844



429 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-230-4270-00	04/05/2021 0B2	401	105,000	16,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	61	86,317	101,934	0.847
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2483	2932	0.847		







# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-231-2010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOFFMAN, MICHAEL & CHRISTINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	120 S MAIN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2648-0970	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	HOFFMAN, MICHAEL & CHRISTINE 120 S MAIN ST BLISSFIELD MI 49228	<b>Description:</b>	LD BEG ON W LI OF MAIN ST 720.41 FT E & 154.46 FT S 2 DEG 21'W FROM N- 1/4 POST SEC 31 RUNN TH S 2 DEG 21'W 83.93 FT ALG W LI SD ST TH W 118.61 FT TH N 1 DEG 54'E 86.63 FT TH E 119.20 FT TO POB - SEC 31 UNPLATTED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 12/08/2022 for 103,000 by BROWN, MACKINZIE.

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

**Liber/Page:** 2648-0970

## Most Recent Permit Information

None Found

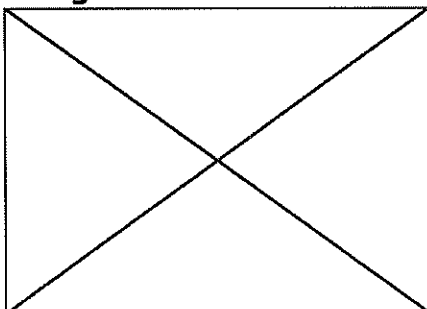
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	46,800	<b>2023 Taxable:</b>	46,800	<b>Acreage:</b>	0.23
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

<b># of Residential Buildings:</b> 1	<b># of Agricultural Buildings:</b> 1
<b>Year Built:</b> 1910	<b>Estimated TCV:</b> Tentative
<b>Occupancy:</b> Single Family	<b>Cmts:</b>
<b>Class:</b> CD	
<b>Style:</b> CONVENTIONAL	
<b>Exterior:</b>	
<b>% Good (Physical):</b> 45	
<b>Heating System:</b> Forced Air w/ Ducts	
<b>Electric - Amps Service:</b> 0	
<b># of Bedrooms:</b> 4	
<b>Full Baths:</b> 1 <b>Half Baths:</b> 0	
<b>Floor Area:</b> 1,190	
<b>Ground Area:</b> 858	
<b>Garage Area:</b> 0	
<b>Basement Area:</b> 858	
<b>Basement Walls:</b>	
<b>Estimated TCV:</b> Tentative	

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-231-4340-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CONRAD, NICHOLAS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	119 WALNUT ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2632-0349	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	OB2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	CONRAD, NICHOLAS 119 WALNUT ST BLISSFIELD MI 49228	<b>Description:</b>	1D COMM SE COR SEC 31 TH N 2074.46 FT TH W 654.4 FT TH S 2 DEG 39'30" E 163.45 FT FOR A FURTHER POB RUNN TH S 2 DEG 39'30" E 110.10 FT TH S 86 DEG 07'10" W 159.73 FT TH N 3 DEG 29'10" W 203.55 FT TH N 63 DEG 5'30" E 63.55 FT TH S 2 DEG 39'30" E 117.10 FT TH N 87 DEG 20'30" E 101.10 FT TO FURTHER POB

## Most Recent Sale Information

Sold on 01/10/2022 for 145,000 by CRANE, MARIA E.

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

**Liber/Page:** 2632-0349

## Most Recent Permit Information

None Found

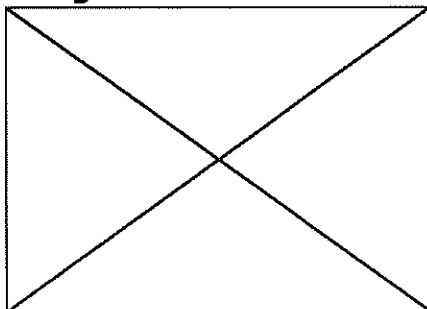
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	66,400	<b>2023 Taxable:</b>	66,400	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,232  
Ground Area: 704  
Garage Area: 0  
Basement Area: 704  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-650-0111-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	THORNTON, ERICA L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	123 RAILROAD ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2617/0315	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>		<b>Description:</b>	
THORNTON, ERICA L DUSSIA BOSTON 123 RAILROAD ST BLISSFIELD MI 49228		E 1/2 OF LOT 11 ALSO E 1/2 OF LOT 7 ROBERT POLLARD'S ADD TO VILLAGE OF LYON	

## Most Recent Sale Information

Sold on 04/09/2021 for 120,000 by CROSS, MARY N.

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

**Liber/Page:** 2617/0315

## Most Recent Permit Information

Permit PB210015 on 04/16/2021 for \$3,000 category Res. Add/Alter/Repair.

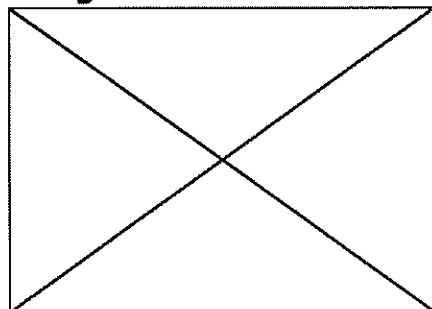
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	65.5 X 171 X 65.5 X 171
<b>2023 S.E.V.:</b>	61,100	<b>2023 Taxable:</b>	61,100	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	65.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	171.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,240  
Ground Area: 1,000  
Garage Area: 720  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-3340-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLETT, NOAH J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	203 QUICK ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2650-0165	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	WILLETT, NOAH J 203 QUICK ST BLISSFIELD MI 49228	<b>Description:</b>	LD BEG 1750.7 FT N FROM S 1/4 POST SEC 30 RUNN TH N 100 FT TH W 152 FT TH S 100 FT TH E 152 FT TO POB SEC 30 UNPLATTED PROP-VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 01/23/2023 for 140,000 by DEAN, NELSON J JR & LINDA M.

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

**Liber/Page:** 2650-0165

## Most Recent Permit Information

Permit 15-0048 on 10/20/2015 for \$0 category DECK/PORCH.

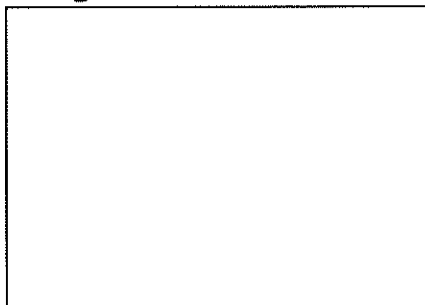
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,200	<b>2023 Taxable:</b>	55,210	<b>Acreage:</b>	0.35
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1954  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,121  
Ground Area: 1,121  
Garage Area: 320  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-2830-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GOLICK, STEVEN P 11 & EMILY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	455 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2644-0065	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
GOLICK, STEVEN P 11 & EMILY 455 N MONROE ST BLISSFIELD MI 49228	LD COMM 33 FT W OF NE COR OF S 1/2 OF SE 1/4 OF NE FRL 1/4 SEC 30 RUNN TH ALG W'LY LI N MONROE ST S 1 DEG 30'W 179.7 FT & S 38 DEG 57'W 273.6 FT FOR POB RUNN TH S 38 DEG 57'W 75 FT TH N 51 DEG 03'W 150 FT TH N 38 DEG 57'E 75 FT TH S 51 DEG 03'E 150 FT TO POB UNPLATTED PROP VILLAGE OF BLISSFIELD	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32

## Most Recent Sale Information

Sold on 08/17/2022 for 215,000 by MISHKA, MICHAEL.

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

**Liber/Page:** 2644-0065

## Most Recent Permit Information

Permit PE190004 on 01/11/2019 for \$0 category Electrical.

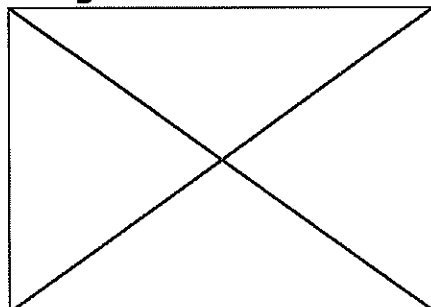
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	99,600	<b>2023 Taxable:</b>	99,600	<b>Acreage:</b>	0.26
<b>Zoning:</b>	RM-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+5  
Style: RANCH  
Exterior:  
% Good (Physical): 62  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,376  
Ground Area: 1,376  
Garage Area: 616  
Basement Area: 1,376  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-3360-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COMPTON, MICHAEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	604 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2641-0002	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	COMPTON, MICHAEL 604 BEAGLE RD BLISSFIELD MI 49228	<b>Description:</b>	LD BEG 1750.7 FT N AND 152 FT W FROM S 1/4 POST SEC 30 RUNN TH S 116.8 FT TO N'LY LI RR ST TH NW'LY 92.4 FT TH N 116.15 FT TH E 81 FT TH S 44 FT TO POB UNPLATTED PROP- VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 06/09/2022 for 125,000 by PIFER COLTON.

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

**Liber/Page:** 2641-0002

## Most Recent Permit Information

Permit PE180054 on 10/03/2018 for \$0 category Electrical.

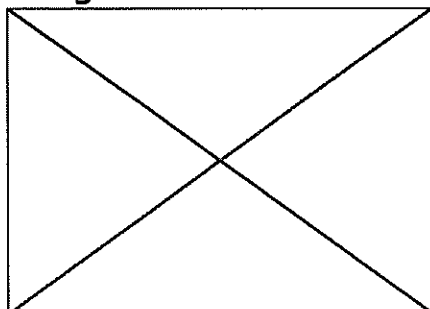
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	60,000	<b>2023 Taxable:</b>	60,000	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

<b># of Residential Buildings:</b> 1	<b># of Agricultural Buildings:</b> 2
<b>Year Built:</b> 1936	<b>Estimated TCY:</b> Tentative
<b>Occupancy:</b> Single Family	<b>Cmts:</b>
<b>Class:</b> C+5	
<b>Style:</b> CONVENTIONAL	
<b>Exterior:</b>	
<b>% Good (Physical):</b> 61	
<b>Heating System:</b> Forced Heat & Cool	
<b>Electric - Amps Service:</b> 0	
<b># of Bedrooms:</b> 3	
<b>Full Baths:</b> 1 <b>Half Baths:</b> 0	
<b>Floor Area:</b> 975	
<b>Ground Area:</b> 780	
<b>Garage Area:</b> 216	
<b>Basement Area:</b> 780	
<b>Basement Walls:</b>	
<b>Estimated TCY:</b> Tentative	

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-3390-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROGERS LUCAS & DESIRE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	612 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2623-0730	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Topography:</b>	Level, High, Landscaped	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Mailing Address:</b>		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
		<b>Description:</b>	LD COMM AT A PT LOC 1550.7 FT N FROM S 1/4 POST SEC 30 T7S-R5E TH NW'LY ALG N'LY LI OF RR ST KNOWN AS BEAGLE RD 425.4 FT FOR FUR POB RUNN TH NW'LY ALG N'LY LI OF BEAGLE RD 91.2 FT TH N 116.15 FT TH SE'LY 91.2 FT TH S PAR WITH N AND S 1/4 LI 116.15 FT TO POB SEC 30 UNPLAT- TED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 07/14/2021 for 150,000 by AHLEMAN, DONALD W, TRUST.

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

**Liber/Page:** 2623-0730

## Most Recent Permit Information

None Found

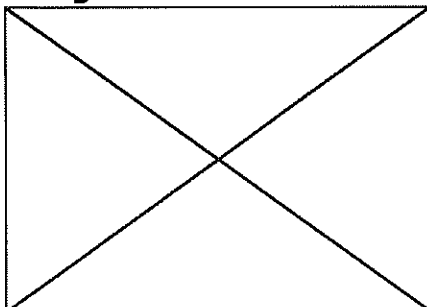
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	70,300	<b>2023 Taxable:</b>	60,480	<b>Acreage:</b>	0.24
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,074  
Ground Area: 1,074  
Garage Area: 480  
Basement Area: 1,074  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-4270-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILLER, SKYLER W	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	429 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2616/0991	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	MILLER, SKYLER W 429 N MONROE ST BLISSFIELD MI 49228	<b>Description:</b>	LD BEG ON W LI N MONROE ST AT NE COR LOT 12 PLAT OF JAMES CANNONS ADD TO VILL OF BLISSFIELD RUNN TH N 11 DEG 10'E ALG W LI MONROE ST 119.55 FT TH N 79 DEG 27'W 165 FT TH S 11 DEG 10'W 116.25 FT TH S 78 DEG 20'E 165 FT TO BEG SEC 30 UNPLATTED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 04/05/2021 for 105,000 by HAYFORD, JEFFREY A & AMY L.

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

**Liber/Page:** 2616/0991

## Most Recent Permit Information

Permit PB230041 on 08/24/2023 for \$0 category Res. Add/Alter/Repair.

## Physical Property Characteristics

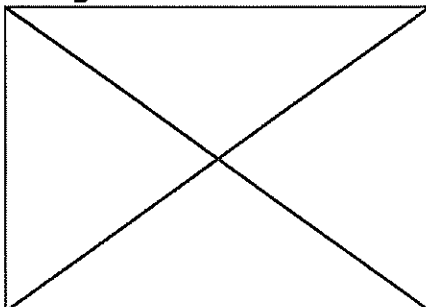
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	62,200	<b>2023 Taxable:</b>	55,650	<b>Acreage:</b>	0.45
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 61  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,256  
Ground Area: 932  
Garage Area: 0  
Basement Area: 932  
Basement Walls:  
Estimated TCV: Tentative

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

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-4265-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ZAWOJSKI, EMILY & RUMLEY AMBERLYNN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	433 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2647-0152	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
ZAWOJSKI, EMILY & RUMLEY AMBERLYNN 433 N MONROE ST BLISSFIELD MI 49228	LD BEG AT NE COR LOT 12 JAMES CANNON'S ADD RUNN TH N 11 DEG 10'E ALG W'LY LI N MONROE ST 119.55 FT FOR POB TH N 78 DEG 20'W 167 FT TH N 18 DEG 33'E 109 FT 3 IN TH S 78 DEG 56'E 31 FT TH S 78 DEG 56'E 122 FT 10 IN TH S 11 DEG 10'W 106.53 FT TO POB SEC 30 UNPLATTED PROP VILLAGE OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32

## Most Recent Sale Information

Sold on 10/28/2022 for 165,000 by GORDON, GREGORY A, JR & AMY E.

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

**Liber/Page:** 2647-0152

## Most Recent Permit Information

None Found

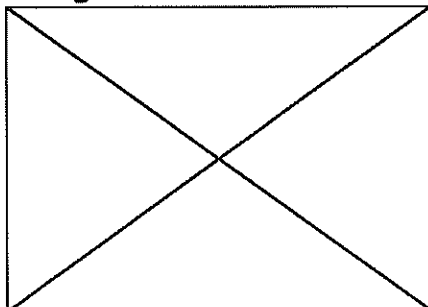
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	84,700	<b>2023 Taxable:</b>	84,700	<b>Acreage:</b>	0.39
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,695  
Ground Area: 1,104  
Garage Area: 0  
Basement Area: 1,048  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-4770-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LENTZ, JAROD & PROUGH KENDALL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	409 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2639-0590	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Topography:</b>	Level, High, Landscaped	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Mailing Address:</b>	LENTZ, JAROD & PROUGH KENDALL 409 W ADRIAN ST BLISSFIELD MI 49228	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Description:</b>	LD COMM AT NE COR LOT 2 DAVID CARPENTERS ADD VILL OF BLISSFIELD RUNN TH S 76 DEG 01'54"E 103 FT ALG S'LY LI ADRIAN ST TH S 14 DEG 50' 33"W 124.55 FT TH N 76 DEG 01'54"W 78.21 FT TH N 3 DEG 33'23"E 126.62 FT TO POB SEC 30 UNPLATTED PROP VILL OF BLISSFIELD	<b>Neighborhood:</b>	OB2 BLISS VILL- SEC 19,29, 30,31,32

## Most Recent Sale Information

Sold on 05/16/2022 for 140,000 by GALE, NICHOLAS.

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

**Liber/Page:** 2639-0590

## Most Recent Permit Information

None Found

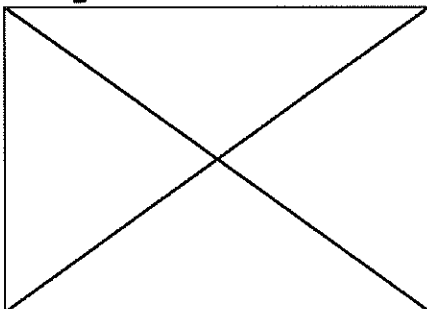
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,500	<b>2023 Taxable:</b>	78,500	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,710  
Ground Area: 1,170  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Queen Mary Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21
BL2-230-4270-00	429 N MONROE ST	04/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,700	45.43
BL2-230-4770-00	409 W ADRIAN ST	05/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,200	46.57
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00
<b>Totals:</b>			<b>\$1,408,000</b>			<b>\$1,408,000</b>	<b>\$544,800</b>	

Sale. Ratio => 38.69

Std. Dev. => 6.87

Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$202,984	\$19,746		\$195,254	\$174,181	1.121	1,376	\$141.90	0B2	9.2528
\$136,686	\$15,978		\$124,022	\$114,741	1.081	1,121	\$110.64	0B2	5.2425
\$121,822	\$9,360		\$115,640	\$106,938	1.081	975	\$118.61	0B2	5.2914
\$143,021	\$15,020		\$134,980	\$121,674	1.109	1,074	\$125.68	0B2	8.0900
\$170,970	\$21,531		\$143,469	\$142,052	1.010	1,695	\$84.64	0B2	1.8485
\$126,367	\$16,200		\$88,800	\$104,866	0.847	1,256	\$70.70	0B2	18.1666
\$159,518	\$10,036		\$129,964	\$142,093	0.915	1,710	\$76.00	0B2	11.3818
\$94,959	\$8,280		\$94,720	\$82,860	1.143	1,190	\$79.60	0B2	11.4675
\$135,244	\$9,720		\$135,280	\$119,319	1.134	1,232	\$109.81	0B2	10.5306
\$128,664	\$24,226		\$95,774	\$113,520	0.844	1,240	\$77.24	00L	18.4779
<b>\$1,420,235</b>			<b>\$1,257,903</b>	<b>\$1,222,245</b>			<b>\$99.48</b>		<b>0.0716</b>
		E.C.F. =>		1.029		Std. Deviation=>		0.11800969	
		Ave. E.C.F. =>		1.028		Ave. Variance=>		9.9750 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$9,360	BLISS VIL NOT PLATT	401	62
RANCH	\$12,600	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	61
RANCH	\$8,640	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$14,040	BLISS VIL NOT PLATT	401	65
CONVENTIONAL	\$16,200	BLISS VIL NOT PLATT	401	61
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	63
CONVENTIONAL	\$8,280	BLISS VIL NOT PLATT	401	45
CONVENTIONAL	\$9,720	BLISS VIL NOT PLATT	401	70
CONVENTIONAL	\$21,615	ROBERT POLLARD ADD	401	64

9.698955674



Queen Mary Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARMY'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$71,300	43.21
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARMY'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	\$31,900	22.00
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARMY'S LENGTH	\$120,000	\$46,800	39.00
<b>Totals:</b>			<b>\$1,163,000</b>			<b>\$1,163,000</b>	<b>\$431,900</b>	<b>37.14</b>

Sale. Ratio => 37.14  
 Std. Dev. => 6.51

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Ecf Area
\$202,984	\$21,376	\$9,360	0.0	0.0	0.26	0.26	\$82,215	\$1.89	0B2
\$136,686	\$15,914	\$12,600	0.0	0.0	0.35	0.35	\$45,469	\$1.04	0B2
\$121,822	\$12,538	\$9,360	0.0	0.0	0.26	0.26	\$48,223	\$1.11	0B2
\$143,021	\$15,619	\$8,640	0.0	0.0	0.24	0.24	\$65,079	\$1.49	0B2
\$170,970	\$8,070	\$14,040	0.0	0.0	0.39	0.39	\$20,692	\$0.48	0B2
\$94,959	\$16,321	\$8,280	0.0	0.0	0.23	0.23	\$70,961	\$1.63	0B2
\$135,244	\$19,476	\$9,720	0.0	0.0	0.27	0.27	\$72,133	\$1.66	0B2
\$128,664	\$12,951	\$21,615	65.5	171.0	0.26	0.26	\$50,393	\$1.16	00L
<b>\$1,134,350</b>	<b>\$122,265</b>	<b>\$93,615</b>	<b>65.5</b>		<b>2.26</b>	<b>2.26</b>			

Average per Net Acre=> 54,171.47 per SqFt=> \$1.24

<b>Liberal/Page</b>	<b>Land Table</b>	<b>Class</b>
2644-0065	BLISS VIL NOT PLATT	401
2650-0165	BLISS VIL NOT PLATT	401
2641-0002	BLISS VIL NOT PLATT	401
2623-0730	BLISS VIL NOT PLATT	401
2647-0152	BLISS VIL NOT PLATT	401
2648-0970	BLISS VIL NOT PLATT	401
2632-0349	BLISS VIL NOT PLATT	401
2617/0315	ROBERT POLLARD ADD	401

---

**10A**

Neighborhoods Used: OB2 - BLISS VILL- SEC 19,29, 30,31,32, 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

203 QUICK ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-230-3340-00 01/23/2023 OB2 401 140,000 15,978  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 60 124,022 114,741 1.081



120 S MAIN ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-231-2010-00 12/08/2022 OB2 401 103,000 8,280  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 45 83,954 73,442 1.143  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 10766 9418 1.143



433 N MONROE ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-230-4265-00 10/28/2022 OB2 401 165,000 21,531  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 65 143,469 142,052 1.010



455 N MONROE ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-230-2830-00 08/17/2022 OB2 401 215,000 19,746  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 62 195,254 174,181 1.121



604 BEAGLE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-230-3360-00 06/09/2022 OB2 401 125,000 9,360  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 61 114,870 106,226 1.081  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 770 712 1.081



409 W ADRIAN ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-230-4770-00 05/16/2022 OB2 401 140,000 10,036  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 63 129,964 142,093 0.915



119 WALNUT ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-231-4340-00 01/10/2022 OB2 401 145,000 9,720  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 70 135,280 119,319 1.134



612 BEAGLE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 BL2-230-3390-00 07/14/2021 OB2 401 150,000 15,020  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 60 134,980 121,674 1.109



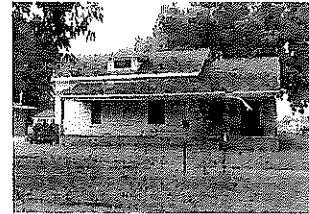
02/05/2024  
10:03 AM

Neighborhoods Used: OB2 - BLISS VILL- SEC 19,29, 30,31,32, 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

123 RAILROAD ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-650-0111-00       04/09/2021 00L       401       120,000       24,226  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family        CONVENTIONAL   64           95,774       113,520       0.844



429 N MONROE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
BL2-230-4270-00       04/05/2021 0B2       401       105,000       16,200  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family        CONVENTIONAL   61           86,317       101,934       0.847  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                          2483           2932       0.847









# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-2830-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GOLICK, STEVEN P 11 & EMILY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	455 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2644-0065	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32

## Mailing Address:

GOLICK, STEVEN P 11 & EMILY  
455 N MONROE ST  
BLISSFIELD MI 49228

## Description:

LD COMM 33 FT W OF NE COR OF S 1/2 OF SE 1/4 OF NE FRL 1/4 SEC 30 RUNN TH ALG W'LY LI N MONROE ST S 1 DEG 30'W 179.7 FT & S 38 DEG 57'W 273.6 FT FOR POB RUNN TH S 38 DEG 57'W 75 FT TH N 51 DEG 03'W 150 FT TH N 38 DEG 57'E 75 FT TH S 51 DEG 03'E 150 FT TO POB UNPLATTED PROP VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 08/17/2022 for 215,000 by MISHKA, MICHAEL.

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

**Liber/Page:** 2644-0065

## Most Recent Permit Information

Permit PE190004 on 01/11/2019 for \$0 category Electrical.

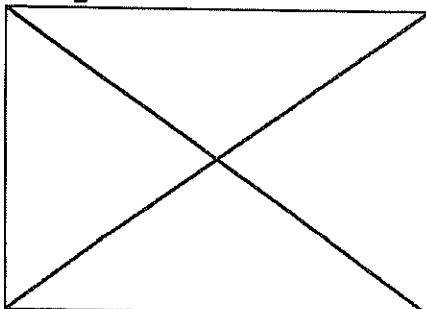
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	99,600	<b>2023 Taxable:</b>	99,600	<b>Acreage:</b>	0.26
<b>Zoning:</b>	RM-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+5  
Style: RANCH  
Exterior:  
% Good (Physical): 62  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,376  
Ground Area: 1,376  
Garage Area: 616  
Basement Area: 1,376  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b> BL2-230-3340-00	<b>Current Class:</b> 401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b> WILLETT, NOAH J	<b>Previous Class:</b> 401.RESIDENTIAL-IMPROVED
<b>Property Address:</b> 203 QUICK ST BLISSFIELD, MI 49228	<b>Taxable Status:</b> TAXABLE
<b>Liber/Page:</b> 2650-0165	<b>Prev. Taxable Statu:</b> TAXABLE
<b>Split:</b> //	<b>Gov. Unit:</b> BLO BLISSFIELD TOWNSHIP
<b>Public Impr. Topography:</b> Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights Level, High, Landscaped	<b>School:</b> 46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Mailing Address:</b> WILLETT, NOAH J 203 QUICK ST BLISSFIELD MI 49228	<b>Neighborhood:</b> 0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Description:</b> LD BEG 1750.7 FT N FROM S 1/4 POST SEC 30 RUNN TH N 100 FT TH W 152 FT TH S 100 FT TH E 152 FT TO POB SEC 30 UNPLATTED PROP-VILLAGE OF BLISSFIELD	

## Most Recent Sale Information

Sold on 01/23/2023 for 140,000 by DEAN, NELSON J JR & LINDA M.

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

**Liber/Page:** 2650-0165

## Most Recent Permit Information

Permit 15-0048 on 10/20/2015 for \$0 category DECK/PORCH.

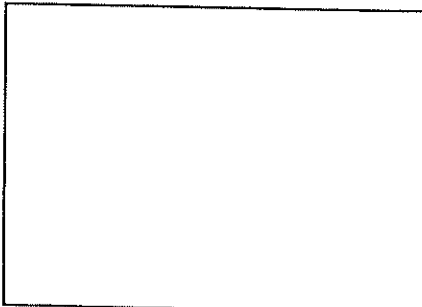
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 67,200	<b>2023 Taxable:</b> 55,210	<b>Acreage:</b> 0.35
<b>Zoning:</b> R-1	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1954  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,121  
Ground Area: 1,121  
Garage Area: 320  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b> BL2-230-3360-00	<b>Current Class:</b> 401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b> COMPTON, MICHAEL	<b>Previous Class:</b> 401.RESIDENTIAL-IMPROVED
<b>Property Address:</b> 604 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status:</b> TAXABLE
<b>Liber/Page:</b> 2641-0002	<b>Prev. Taxable Statu:</b> TAXABLE
<b>Split:</b> / /	<b>Gov. Unit:</b> BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b> Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b> 46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b> Level, High, Landscaped	<b>Neighborhood:</b> 0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b> COMPTON, MICHAEL 604 BEAGLE RD BLISSFIELD MI 49228	<b>Description:</b> LD BEG 1750.7 FT N AND 152 FT W FROM S 1/4 POST SEC 30 RUNN TH S 116.8 FT TO N'LY LI RR ST TH NW'LY 92.4 FT TH N 116.15 FT TH E 81 FT TH S 44 FT TO POB UNPLATTED PROP- VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 06/09/2022 for 125,000 by PIFER COLTON.

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

**Liber/Page:** 2641-0002

## Most Recent Permit Information

Permit PE180054 on 10/03/2018 for \$0 category Electrical.

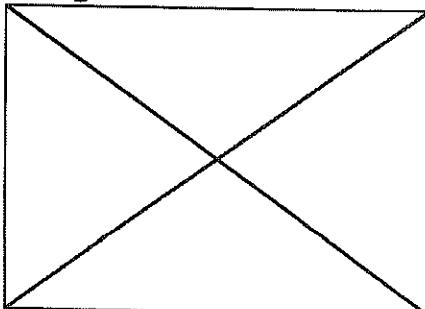
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 60,000	<b>2023 Taxable:</b> 60,000	<b>Acreage:</b> 0.26
<b>Zoning:</b> R-1	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1936	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C+5	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 61	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 975	
Ground Area: 780	
Garage Area: 216	
Basement Area: 780	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-3390-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROGERS LUCAS & DESIRE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	612 BEAGLE RD BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2623-0730	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32

<b>Mailing Address:</b>	<b>Description:</b>
ROGERS LUCAS & DESIRE 612 BEAGLE RD BLISSFIELD MI 49228	LD COMM AT A PT LOC 1550.7 FT N FROM S 1/4 POST SEC 30 T7S-R5E TH NW'LY ALG N'LY LI OF RR ST KNOWN AS BEAGLE RD 425.4 FT FOR FUR POB RUNN TH NW'LY ALG N'LY LI OF BEAGLE RD 91.2 FT TH N 116.15 FT TH SE'LY 91.2 FT TH S PAR WITH N AND S 1/4 LI 116.15 FT TO POB SEC 30 UNPLAT- TED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 07/14/2021 for 150,000 by AHLEMAN, DONALD W, TRUST.

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

**Liber/Page:** 2623-0730

## Most Recent Permit Information

None Found

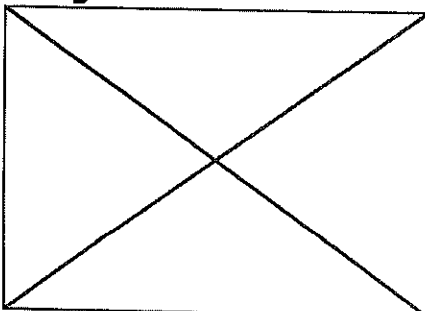
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	70,300	<b>2023 Taxable:</b>	60,480	<b>Acreage:</b>	0.24
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,074  
Ground Area: 1,074  
Garage Area: 480  
Basement Area: 1,074  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

**Parcel:** BL2-230-4265-00  
**Owner's Name:** ZAWOJSKI, EMILY & RUMLEY AMBERLYNN  
**Property Address:** 433 N MONROE ST  
BLISSFIELD, MI 49228  
**Liber/Page:** 2647-0152  
**Split:** //  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights  
**Topography:** Level, High, Landscaped  
**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Statu:** TAXABLE  
**Gov. Unit:** BLO BLISSFIELD TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** 0B2 BLISS VILL- SEC 19,29, 30,31,32

**Mailing Address:** ZAWOJSKI, EMILY & RUMLEY AMBERLYNN  
433 N MONROE ST  
BLISSFIELD MI 49228  
**Description:** LD BEG AT NE COR LOT 12 JAMES CANNON'S ADD RUNN TH N 11 DEG 10'E ALG W'LY LI N MONROE ST 119.55 FT FOR POB TH N 78 DEG 20'W 167 FT TH N 18 DEG 33'E 109 FT 3 IN TH S 78 DEG 56'E 31 FT TH S 78 DEG 56'E 122 FT 10 IN TH S 11 DEG 10'W 106.53 FT TO POB SEC 30 UNPLATTED PROP VILLAGE OF BLISSFIELD

## Most Recent Sale Information

Sold on 10/28/2022 for 165,000 by GORDON, GREGORY A, JR & AMY E.

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

**Liber/Page:** 2647-0152

## Most Recent Permit Information

None Found

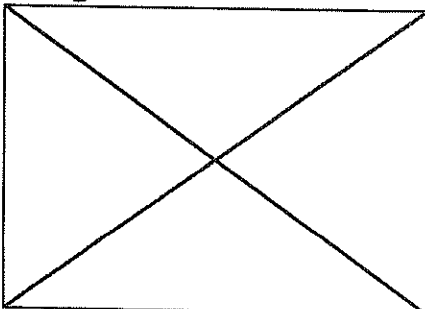
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	84,700	<b>2023 Taxable:</b>	84,700	<b>Acreage:</b>	0.39
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,695  
Ground Area: 1,104  
Garage Area: 0  
Basement Area: 1,048  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-4270-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILLER, SKYLER W	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	429 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2616/0991	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32
<b>Mailing Address:</b>	MILLER, SKYLER W 429 N MONROE ST BLISSFIELD MI 49228	<b>Description:</b>	LD BEG ON W LI N MONROE ST AT NE COR LOT 12 PLAT OF JAMES CANNONS ADD TO VILL OF BLISSFIELD RUNN TH N 11 DEG 10'E ALG W LI MONROE ST 119.55 FT TH N 79 DEG 27'W 165 FT TH S 11 DEG 10'W 116.25 FT TH S 78 DEG 20'E 165 FT TO BEG SEC 30 UNPLATTED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 04/05/2021 for 105,000 by HAYFORD, JEFFREY A & AMY L.

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

**Liber/Page:** 2616/0991

## Most Recent Permit Information

Permit PB230041 on 08/24/2023 for \$0 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	62,200	<b>2023 Taxable:</b>	55,650	<b>Acreage:</b>	0.45
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 61

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,256

Ground Area: 932

Garage Area: 0

Basement Area: 932

Basement Walls:

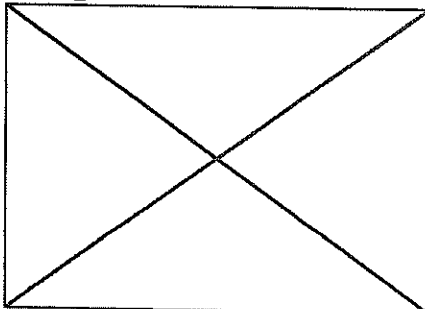
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-230-4770-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LENTZ, JAROD & PROUGH KENDALL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	409 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2639-0590	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B2 BLISS VILL- SEC 19,29, 30,31,32

## Mailing Address:

LENTZ, JAROD & PROUGH KENDALL  
409 W ADRIAN ST  
BLISSFIELD MI 49228

## Description:

LD COMM AT NE COR LOT 2 DAVID CARPENTERS ADD VILL OF BLISSFIELD RUNN TH S 76 DEG 01'54"E 103 FT ALG S'LY LI  
ADRIAN ST TH S 14 DEG 50' 33"W 124.55 FT TH N 76 DEG 01'54"W 78.21 FT TH N 3 DEG 33'23"E 126.62 FT TO POB SEC 30  
UNPLATTED PROP VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 05/16/2022 for 140,000 by GALE, NICHOLAS.

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

**Liber/Page:** 2639-0590

## Most Recent Permit Information

None Found

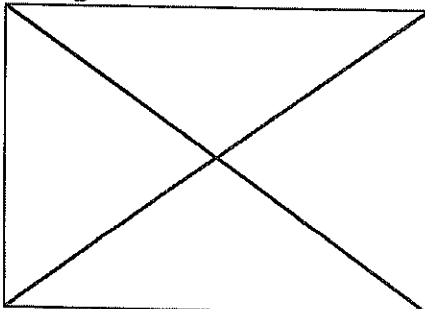
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,500	<b>2023 Taxable:</b>	78,500	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,710  
Ground Area: 1,170  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-231-2010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOFFMAN, MICHAEL & CHRISTINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	120 S MAIN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2648-0970	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr. Topography:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
HOFFMAN, MICHAEL & CHRISTINE 120 S MAIN ST BLISSFIELD MI 49228	LD BEG ON W LI OF MAIN ST 720.41 FT E & 154.46 FT S 2 DEG 21'W FROM N- 1/4 POST SEC 31 RUNN TH S 2 DEG 21'W 83.93 FT ALG W LI SD ST TH W 118.61 FT TH N 1 DEG 54'E 86.63 FT TH E 119.20 FT TO POB - SEC 31 UNPLATTED PROP VILL OF BLISSFIELD	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	OB2 BLISS VILL- SEC 19,29, 30,31,32

## Most Recent Sale Information

Sold on 12/08/2022 for 103,000 by BROWN, MACKINZIE.

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

**Liber/Page:** 2648-0970

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	46,800	<b>2023 Taxable:</b>	46,800	<b>Acreage:</b>	0.23
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,190

Ground Area: 858

Garage Area: 0

Basement Area: 858

Basement Walls:

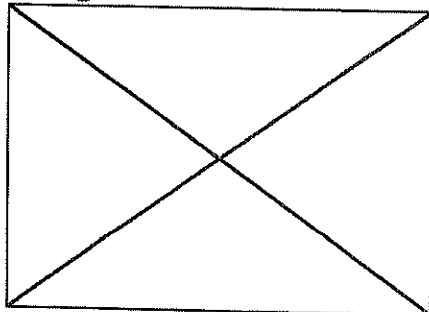
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image





# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

**Parcel:** BL2-231-4340-00  
**Owner's Name:** CONRAD, NICHOLAS  
**Property Address:** 119 WALNUT ST  
BLISSFIELD, MI 49228  
**Liber/Page:** 2632-0349  
**Split:** //  
**Public Impr./Topography:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights  
Level, High, Landscaped

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Statu:** TAXABLE  
**Gov. Unit:** BLO BLISSFIELD TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** 0B2 BLISS VILL- SEC 19,29, 30,31,32

**Mailing Address:**

CONRAD, NICHOLAS  
119 WALNUT ST  
BLISSFIELD MI 49228

**Description:**

LD COMM SE COR SEC 31 TH N 2074.46 FT TH W 654.4 FT TH S 2 DEG 39'30" E 163.45 FT FOR A FURTHER POB RUNN TH S 2 DEG 39'30" E 110.10 FT TH S 86 DEG 07'10" W 159.73 FT TH N 3 DEG 29'10" W 203.55 FT TH N 63 DEG 5'30" E 63.55 FT TH S 2 DEG 39'30" E 117.10 FT TH N 87 DEG 20'30" E 101.10 FT TO FURTHER POB

## Most Recent Sale Information

Sold on 01/10/2022 for 145,000 by CRANE, MARIA E.

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

**Liber/Page:** 2632-0349

## Most Recent Permit Information

None Found

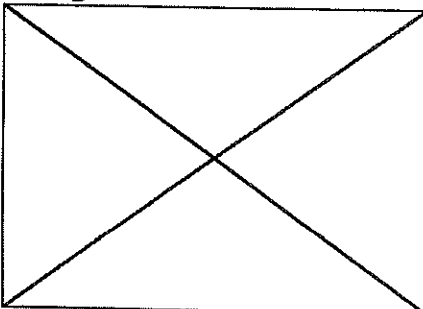
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	66,400	<b>2023 Taxable:</b>	66,400	<b>Acreage:</b>	0.27
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,232  
Ground Area: 704  
Garage Area: 0  
Basement Area: 704  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:05 AM

<b>Parcel:</b>	BL2-650-0111-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	THORNTON, ERICA L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	123 RAILROAD ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2617/0315	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
THORNTON, ERICA L DUSSIA BOSTON 123 RAILROAD ST BLISSFIELD MI 49228	E 1/2 OF LOT 11 ALSO E 1/2 OF LOT 7 ROBERT POLLARD'S ADD TO VILLAGE OF LYON		

## Most Recent Sale Information

Sold on 04/09/2021 for 120,000 by CROSS, MARY N.

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

**Liber/Page:** 2617/0315

## Most Recent Permit Information

Permit PB210015 on 04/16/2021 for \$3,000 category Res. Add/Alter/Repair.

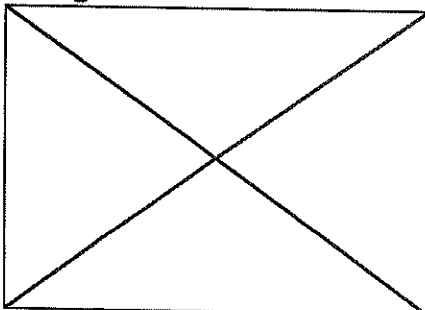
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	65.5 X 171 X 65.5 X 171
<b>2023 S.E.V.:</b>	61,100	<b>2023 Taxable:</b>	61,100	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	65.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	171.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,240  
Ground Area: 1,000  
Garage Area: 720  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Robert Pollards Addition to Village of Lyon ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21
BL2-230-4270-00	429 N MONROE ST	04/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,700	45.43
BL2-230-4770-00	409 W ADRIAN ST	05/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,200	46.57
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00
<b>Totals:</b>			<b>\$1,408,000</b>			<b>\$1,408,000</b>	<b>\$544,800</b>	<b>38.69</b>

Sale. Ratio => 38.69  
 Std. Dev. => 6.87

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$202,984	\$19,746	\$195,254	\$174,181	1.121	1,376	\$141.90	0B2	9.2528
\$136,686	\$15,978	\$124,022	\$114,741	1.081	1,121	\$110.64	0B2	5.2425
\$121,822	\$9,360	\$115,640	\$106,938	1.081	975	\$118.61	0B2	5.2914
\$143,021	\$15,020	\$134,980	\$121,674	1.109	1,074	\$125.68	0B2	8.0900
\$170,970	\$21,531	\$143,469	\$142,052	1.010	1,695	\$84.64	0B2	1.8485
\$126,367	\$16,200	\$88,800	\$104,866	0.847	1,256	\$70.70	0B2	18.1666
\$159,518	\$10,036	\$129,964	\$142,093	0.915	1,710	\$76.00	0B2	11.3818
\$94,959	\$8,280	\$94,720	\$82,860	1.143	1,190	\$79.60	0B2	11.4675
\$135,244	\$9,720	\$135,280	\$119,319	1.134	1,232	\$109.81	0B2	10.5306
\$128,664	\$24,226	\$95,774	\$113,520	0.844	1,240	\$77.24	001	18.4779
<b>\$1,420,235</b>		<b>\$1,257,903</b>	<b>\$1,222,245</b>			<b>\$99.48</b>		<b>0.0716</b>
			<b>E.C.F. =&gt;</b>	<b>1.029</b>		<b>Std. Deviation=&gt;</b>	<b>0.11800969</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.028</b>		<b>Ave. Variance=&gt;</b>	<b>9.9750</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$9,360	BLISS VIL NOT PLATT	401	62
RANCH	\$12,600	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	61
RANCH	\$8,640	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$14,040	BLISS VIL NOT PLATT	401	65
CONVENTIONAL	\$16,200	BLISS VIL NOT PLATT	401	61
CONVENTIONAL	\$9,360	BLISS VIL NOT PLATT	401	63
CONVENTIONAL	\$8,280	BLISS VIL NOT PLATT	401	45
CONVENTIONAL	\$9,720	BLISS VIL NOT PLATT	401	70
CONVENTIONAL	\$21,615	ROBERT POLLARD ADD	401	64

9.69895674

Robert Pollards Addition to Lyon Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-2830-00	455 N MONROE ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800	38.51
BL2-230-3340-00	203 QUICK ST	01/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,700	40.50
BL2-230-3360-00	604 BEAGLE RD	06/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4265-00	433 N MONROE ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21
BL2-231-2010-00	120 S MAIN ST	12/08/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$39,600	38.45
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00
<b>Totals:</b>			<b>\$1,163,000</b>			<b>\$1,163,000</b>	<b>\$431,900</b>	

Sale. Ratio =>

37.14

Std. Dev. =>

6.51

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
\$202,984	\$21,376	\$9,360	0.0	0.0	0.26	0.26	\$82,215	\$1.89	0B2
\$136,686	\$15,914	\$12,600	0.0	0.0	0.35	0.35	\$45,469	\$1.04	0B2
\$121,822	\$12,538	\$9,360	0.0	0.0	0.26	0.26	\$48,223	\$1.11	0B2
\$143,021	\$15,619	\$8,640	0.0	0.0	0.24	0.24	\$65,079	\$1.49	0B2
\$170,970	\$8,070	\$14,040	0.0	0.0	0.39	0.39	\$20,692	\$0.48	0B2
\$94,959	\$16,321	\$8,280	0.0	0.0	0.23	0.23	\$70,961	\$1.63	0B2
\$135,244	\$19,476	\$9,720	0.0	0.0	0.27	0.27	\$72,133	\$1.66	0B2
\$128,664	\$12,951	\$21,615	65.5	171.0	0.26	0.26	\$50,393	\$1.16	00L
\$1,134,350	\$122,265	\$93,615	65.5		2.26	2.26			

Average per Net Acre=> 54,171.47 per SqFt=> \$1.24

<b>Liber/Page</b>	<b>Land Table</b>	<b>Class</b>
2644-0065	BLISS VIL NOT PLATT	401
2650-0165	BLISS VIL NOT PLATT	401
2641-0002	BLISS VIL NOT PLATT	401
2623-0730	BLISS VIL NOT PLATT	401
2647-0152	BLISS VIL NOT PLATT	401
2648-0970	BLISS VIL NOT PLATT	401
2632-0349	BLISS VIL NOT PLATT	401
2617/0315	ROBERT POLLARD ADD	401

---



11A

Neighborhoods Used: 0B8 - ASSESSOR'S PLAT #2 BL, 04L - UNION ADDITION

205 S MONROE ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-305-0200-00		07/12/2022 0B8	401	237,000	37,036	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	199,964	224,381	0.891	



403 W ADRIAN ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-700-0040-00		07/01/2022 04L	401	132,500	10,830	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	121,670	78,543	1.549	



604 HIGH ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0061-00		04/08/2022 0B8	401	111,000	15,705	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	41	95,295	55,874	1.706	



612 HIGH ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-310-0100-00		09/09/2021 0B8	401	159,900	19,434	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	45	140,466	88,744	1.583	



124 S MONROE ST						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-305-0020-00		07/28/2021 0B8	401	138,000	21,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	59	116,840	120,971	0.966	



Neighborhoods Used: 0B8 - ASSESSOR'S PLAT #2 BL, 04L - UNION ADDITION

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 568,513
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 674,235
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 5, 2, 24.05, 30.05, 0.956. After Application of E.C.F.s: 0.39, 0.62, 1.000.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.



# Real Estate Summary Sheet

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

02/05/2024 10:40 AM

<b>Parcel:</b>	BL2-305-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	REDMOND, WESTON R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	124 S MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2623-0343	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
REDMOND, WESTON R 124 S MONROE ST BLISSFIELD MI 49228	LOT 2 ASSESSORS PLAT NO 2 OF THE VILL OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B8 ASSESSOR'S PLAT #2 BL

## Most Recent Sale Information

Sold on 07/28/2021 for 138,000 by SNYDER, ASHLEY R.

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

**Liber/Page:** 2623-0343

## Most Recent Permit Information

None Found

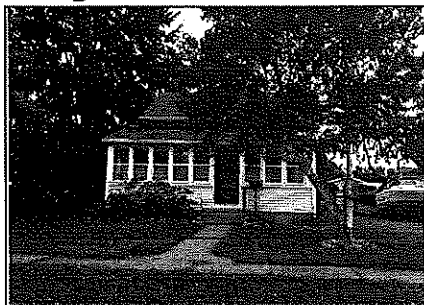
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	74,800	<b>2023 Taxable:</b>	72,030	<b>Acreage:</b>	0.46
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,323  
Ground Area: 1,050  
Garage Area: 480  
Basement Area: 1,050  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:40 AM

<b>Parcel:</b>	BL2-305-0200-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LAMBERT, JUSTIN M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	205 S MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2642-0633	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
LAMBERT, JUSTIN M MADSEN, MACKENZIE T 205 S MONROE ST BLISSFIELD MI 49228	LOT 20 ASSESSORS PLAT NO 2 V/BLISSFIELD ALSO LD DES AS BEG AT THE S'ERLY COR OF LOT 20 OF SD PLAT TH N33^43'48"E 141.97 FT ALG THE E'ERLY LI OF LOTS 20 & 21 OF SD PLT TH S54^11'00"E 97 FT TH S33^43'48"W 141.97 FT TH N54^11'00"W 97 FT TO POB		

## Most Recent Sale Information

Sold on 07/12/2022 for 237,000 by LUCE, JAN K & CAROL J (LE).

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

**Liber/Page:** 2642-0633

## Most Recent Permit Information

Permit PB220053 on 10/25/2022 for \$0 category Res. Add/Alter/Repair.

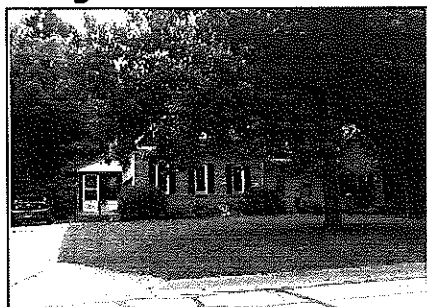
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	L SHAPE
<b>2023 S.E.V.:</b>	136,900	<b>2023 Taxable:</b>	136,900	<b>Acreage:</b>	0.59
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1999  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Brick/Siding  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,685  
Ground Area: 1,685  
Garage Area: 800  
Basement Area: 1,685  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:40 AM

<b>Parcel:</b>	BL2-310-0061-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GAUER, JORDAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	604 HIGH ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2637-0950	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B8 ASSESSOR'S PLAT #2 BL
<b>Mailing Address:</b>	GAUER, JORDAN 604 HIGH ST BLISSFIELD MI 49228	<b>Description:</b>	LOT 6 EX THAT PART COMM AT A PT IN NE COR OF LOT 7 RUNN TH E'LY AND PAR WITH N'LY LI OF HIGH ST 2.5 FT TH S'LY TO SW COR OF LOT 6 TH N'LY ON LI BETWEEN LOTS 6 AND 7 TO POB ALSO W 10 FT OF LOT 5 ASSESSORS PLAT OF J T CAPPENTERS ADDITION TO BLISSFIELD

## Most Recent Sale Information

Sold on 04/08/2022 for 111,000 by ROWE DAWN L.

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

**Liber/Page:** 2637-0950

## Most Recent Permit Information

None Found

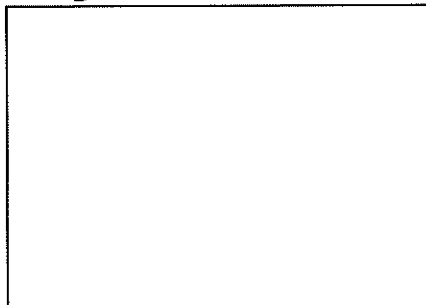
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	37,200	<b>2023 Taxable:</b>	37,200	<b>Acreage:</b>	0.28
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 41  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 720  
Ground Area: 720  
Garage Area: 960  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 10:40 AM

<b>Parcel:</b>	BL2-310-0100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DIVER VIRGIL & DONNA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	612 HIGH ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2625-0627	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B8 ASSESSOR'S PLAT #2 BL
<b>Mailing Address:</b>	DIVER VIRGIL & DONNA LANGMEYER ALAN 662 KOREY'S CIRCLE BLISSFIELD MI 49228	<b>Description:</b>	LOT 10 EX E 17.31 FT ASSESS PLAT OF JT CARPENTERS ADD TO VILL OF BLISS- FIELD

## Most Recent Sale Information

Sold on 09/30/2021 for 1 by DIVER VIRGIL & DONNA.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 2625-0627

## Most Recent Permit Information

None Found

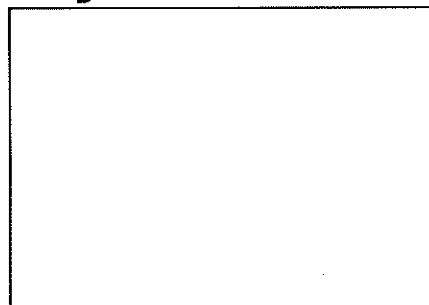
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	56,100	<b>2023 Taxable:</b>	54,285	<b>Acreage:</b>	0.40
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,267  
Ground Area: 1,267  
Garage Area: 394  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

02/05/2024 10:40 AM

<b>Parcel:</b>	BL2-700-0040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WERTENBERGER, MEGAN L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	403 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2642-0188	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	04L UNION ADDITION
<b>Mailing Address:</b>		<b>Description:</b>	
WERTENBERGER, MEGAN L 403 W ADRIAN ST BLISSFIELD MI 49228		LOTS 4 AND 5 UNION ADD TO VILL. OF BLISSFIELD	

## Most Recent Sale Information

Sold on 07/01/2022 for 132,500 by TIPTON, MICHAEL E & BARBARA TRUST.

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

**Liber/Page:** 2642-0188

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	46,400	<b>2023 Taxable:</b>	46,400	<b>Acreage:</b>	0.11
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,066  
Ground Area: 1,066  
Garage Area: 240  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Union Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
BL2-305-0200-00	205 S MONROE ST	07/12/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$123,900	52.28
BL2-310-0061-00	604 HIGH ST	04/08/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$34,400	30.99
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52
BL2-700-0040-00	403 W ADRIAN ST	07/01/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$43,600	32.91
<b>Totals:</b>			<b>\$778,400</b>			<b>\$778,400</b>	<b>\$311,300</b>	
								<b>39.99</b>
								<b>8.97</b>

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$145,397	\$21,160	\$116,840	\$120,971	0.966	1,323	\$88.31	088	37.3042
\$267,475	\$37,036	\$199,964	\$224,381	0.891	1,685	\$118.67	088	44.7713
\$73,088	\$15,705	\$95,295	\$55,874	1.706	720	\$132.35	088	36.6627
\$110,574	\$19,434	\$140,466	\$88,744	1.583	1,267	\$110.87	088	24.3929
\$99,112	\$10,830	\$121,670	\$78,543	1.549	1,066	\$114.14	041	21.0199
\$695,646		\$674,235	\$568,513			\$112.87		15.2932
			E.C.F. =>	1.186		Std. Deviation=>	0.38003541	
			Ave. E.C.F. =>	1.339		Ave. Variance=>	32.8302	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$21,160	ASSESSOR'S PLAT #2	401	59
RANCH	\$27,324	ASSESSOR'S PLAT #2	401	76
CONVENTIONAL	\$12,880	ASSESSOR'S PLAT #2	401	41
RANCH	\$18,400	ASSESSOR'S PLAT #2	401	45
RANCH	\$10,830	UNION ADDITION	401	45

24.52037161

Union Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARMS LENGTH	\$138,000	\$57,400	41.59
BL2-310-0061-00	604 HIGH ST	04/08/22	\$111,000	WD	03-ARMS LENGTH	\$111,000	\$34,400	30.99
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARMS LENGTH	\$159,900	\$52,000	32.52
BL2-700-0040-00	403 W ADRIAN ST	07/01/22	\$132,500	WD	03-ARMS LENGTH	\$132,500	\$43,600	32.91
<b>Totals:</b>			<b>\$541,400</b>			<b>\$541,400</b>	<b>\$187,400</b>	
							Sale. Ratio =>	34.61
							Std. Dev. =>	4.80

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$145,397	\$13,763	\$21,160	0.46	0.46	\$29,920	\$0.69	0B8	2623-0343
\$73,088	\$50,792	\$12,880	0.28	0.28	\$181,400	\$4.16	0B8	2637-0950
\$110,574	\$67,726	\$18,400	0.40	0.40	\$169,315	\$3.89	0B8	
\$99,112	\$44,218	\$10,830	0.11	0.11	\$387,877	\$8.90	04L	2642-0188
\$428,171	\$176,499	\$63,270	1.25	1.25				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		per Net Acre=>		per SqFt=>		
		140,748.80						\$3.23

Land Table	Class
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
UNION ADDITION	401

---

12A



Neighborhoods Used: OB0.VILL OF BLISS ORIGINAL PLAT

202 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-000-0280-00	09/02/2022 OB0	401	209,000	14,364	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	75	194,636	173,504	1.122



402 W ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-000-0140-00	07/25/2022 OB0	401	139,900	4,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	56	129,508	91,691	1.412
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5592	3959	1.412		



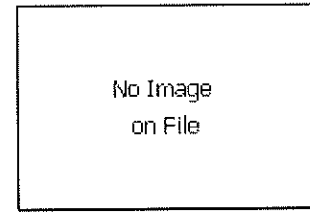
197 FRANKLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-000-0450-00	03/24/2022 OB0	401	206,500	11,256	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	195,244	147,579	1.323



208 RIVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-000-0400-00	05/25/2021 OB0	401	175,000	18,823	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	156,177	152,208	1.026



Neighborhoods Used: 0B0.VILL OF BLISS ORIGINAL PLAT

Single Family Computed Costs by Manual

Table with 7 columns: Style, and six cost categories. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 564,982
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 3,959
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, and six residual value categories. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 675,565
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 5,592
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 4, 1, 10.82, 14.03, 0.993.

After Application of E.C.F.s 0.00 0.00 1.000

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, and six economic condition factor estimates. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.



# Real Estate Summary Sheet

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

02/05/2024 11:03 AM

<b>Parcel:</b>	BL2-000-0140-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MARRERO, JULIANNE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	402 W ADRIAN ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2643-0282	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	0B0 VILL OF BLISS ORIGINAL PLAT
<b>Mailing Address:</b>	MARRERO, JULIANNE CARR, CHRISTOPHER S 402 W ADRIAN ST BLISSFIELD MI 49228	<b>Description:</b>	LOT 14 AND E PART OF LOT 15 LYING DIRECTLY N OF LOT 14 ORIG PLAT VILL OF BLISSFIELD

## Most Recent Sale Information

Sold on 07/25/2022 for 139,900 by HINDE, PATRICK.

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

**Liber/Page:** 2643-0282

## Most Recent Permit Information

Permit PE190014 on 03/06/2019 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	51,800	<b>2023 Taxable:</b>	51,800	<b>Acreage:</b>	0.12
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1910	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 56	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,168	
Ground Area: 902	
Garage Area: 0	
Basement Area: 902	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

02/05/2024 11:03 AM

<b>Parcel:</b>	BL2-000-0280-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MAUNZ, SCOTT A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	202 N MONROE ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2657-0185	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
MAUNZ, SCOTT A 202 N MONROE ST BLISSFIELD MI 49228	LOTS 28 AND 29 ORIG PLAT VILL OF BLISSFIELD ALSO THE W1/2 OF VAC ALLEY LYING BETWEEN THE NE COR OF LOT 29 & NW COR OF LOT 30 TO S LI OF SD LOT LINES		

## Most Recent Sale Information

Sold on 07/07/2023 for 235,000 by REISER GERALD & DITTRICH KATHY.

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

**Liber/Page:** 2657-0185

## Most Recent Permit Information

None Found

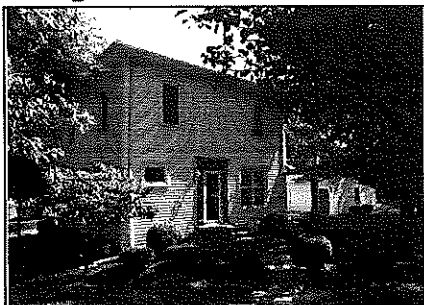
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	96,600	<b>2023 Taxable:</b>	96,600	<b>Acreage:</b>	0.30
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 75  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,374  
Ground Area: 750  
Garage Area: 672  
Basement Area: 750  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 11:03 AM

<b>Parcel:</b>	BL2-000-0400-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ALVARADO RAMON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	208 RIVER ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2620/0264	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	OBO VILL OF BLISS ORIGINAL PLAT
<b>Mailing Address:</b>		<b>Description:</b>	
ALVARADO RAMON		LOTS 40 & 41 ALSO W 8.25 FT OF VACATED ALLEY LYING E & ADJACENT TO LOT 41 ORIGINAL PLAT VILLAGE OF	
208 RIVER ST		BLISSFIELD	
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 05/25/2021 for 175,000 by PAPHENHAGEN TRACY.

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

**Liber/Page:** 2620/0264

## Most Recent Permit Information

Permit PB190023 on 08/19/2019 for \$8,000 category Res. Add/Alter/Repair.

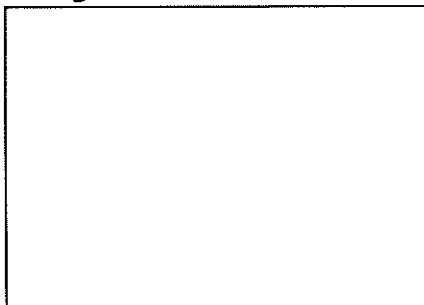
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	0	<b>2023 Taxable:</b>	0	<b>Acreage:</b>	0.42
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1984  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 68  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,296  
Ground Area: 1,296  
Garage Area: 780  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 11:03 AM

<b>Parcel:</b>	BL2-000-0450-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ORTMAN, CHASE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	197 FRANKLIN ST BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5637-0576	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, Low, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
ORTMAN, CHASE 197 FRANKLIN ST BLISSFIELD MI 49228	LOT 45 AND E 1/2 OF LOT 46 ALSO ALLEY RUNN BETWEEN LOTS 45 & 46 ORIG PLAT VILL OF BLISSFIELD	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	0B0 VILL OF BLISS ORIGINAL PLAT

## Most Recent Sale Information

Sold on 03/24/2022 for 206,500 by CORDTS, CHRISTOPHER.

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

**Liber/Page:** 5637-0576

## Most Recent Permit Information

None Found

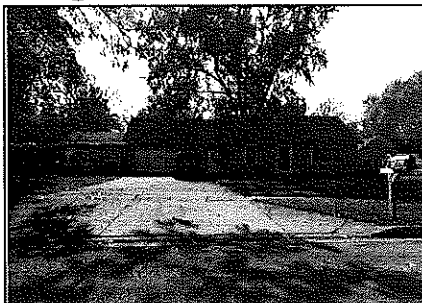
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	82,000	<b>2023 Taxable:</b>	82,000	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C+5  
Style: RANCH  
Exterior:  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,326  
Ground Area: 884  
Garage Area: 572  
Basement Area: 884  
Basement Walls:  
Estimated TCV: Tentative

## Image



Village of Blissfield Original Plat ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-000-0140-00	402 W ADRIAN ST	07/25/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$42,000	30.02
BL2-000-0280-00	202 N MONROE ST	09/02/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$65,200	31.20
BL2-000-0400-00	208 RIVER ST	05/25/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$66,900	38.23
BL2-000-0450-00	197 FRANKLIN ST	03/24/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$46,700	22.62
<b>Totals:</b>			<b>\$730,400</b>			<b>\$730,400</b>	<b>\$220,800</b>	
							Sale. Ratio =>	30.23
							Std. Dev. =>	6.39



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$109,649	\$4,830	\$135,070	\$95,650	1.412	1,168	\$115.64	0B0	19.1774
\$205,293	\$14,439	\$194,561	\$173,504	1.121	1,374	\$141.60	0B0	9.8989
\$186,357	\$18,928	\$156,072	\$152,208	1.025	1,296	\$120.43	0B0	19.4969
\$173,658	\$11,321	\$195,179	\$147,579	1.323	1,326	\$147.19	0B0	10.2184
\$674,957		\$680,882	\$568,941			\$131.22		2.3601
				E.C.F. =>			Std. Deviation=>	
				Ave. E.C.F. =>			Ave. Variance=>	
				1.197			0.11779802	
				1.220			14.6979	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONVENTIONAL	\$4,830	VILL OF BLISS ORIGINAL PLAT	401	56
CONVENTIONAL	\$12,075	VILL OF BLISS ORIGINAL PLAT	401	75
RANCH	\$16,905	VILL OF BLISS ORIGINAL PLAT	401	68
RANCH	\$10,465	VILL OF BLISS ORIGINAL PLAT	401	60

12.04397297

Village of Blissfield Original Plat Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-000-0140-00	402 W ADRIAN ST	07/25/22	\$139,900	WD	03-ARMY'S LENGTH	\$139,900	\$42,000	30.02
BL2-000-0280-00	202 N MONROE ST	09/02/22	\$209,000	WD	03-ARMY'S LENGTH	\$209,000	\$65,200	31.20
BL2-000-0400-00	208 RIVER ST	05/25/21	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$66,900	38.23
BL2-000-0450-00	197 FRANKLIN ST	07/06/21	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$46,700	29.19
BL2-000-0450-00	197 FRANKLIN ST	03/24/22	\$206,500	WD	03-ARMY'S LENGTH	\$206,500	\$46,700	22.62
<b>Totals:</b>			<b>\$890,400</b>			<b>\$890,400</b>	<b>\$267,500</b>	
								<b>30.04</b>
								<b>Std. Dev. =&gt; 5.57</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$114,967	\$29,763	\$4,830	0.0	0.12	0.12	#DIV/0!	\$248,025	\$5.69
\$215,357	\$5,718	\$12,075	0.0	0.30	0.30	#DIV/0!	\$19,060	\$0.44
\$195,185	(\$3,280)	\$16,905	0.0	0.42	0.42	#DIV/0!	(\$7,810)	(\$0.18)
\$182,217	(\$11,752)	\$10,465	0.0	0.26	0.26	#DIV/0!	(\$45,200)	(\$1.04)
\$182,217	\$34,748	\$10,465	0.0	0.26	0.26	#DIV/0!	\$133,646	\$3.07
\$889,943	\$55,197	\$54,740	0.0	1.36	1.36			
Average								
per FF=>			#DIV/0!		40,586.03			\$0.93
Average								
per Net Acre=>								
Average								
per SqFt=>								

Actual Front	EcF Area	Libel/Page	Land Table	Class
0.00	0B0 2643-0282		VILL OF BLISS ORIGINAL PLAT	401
0.00	0B0 2644-0678		VILL OF BLISS ORIGINAL PLAT	401
0.00	0B0 2620/0264		VILL OF BLISS ORIGINAL PLAT	401
0.00	0B0 2622-0152		VILL OF BLISS ORIGINAL PLAT	401
0.00	0B0 5637-0576		VILL OF BLISS ORIGINAL PLAT	401

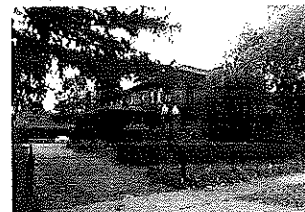
13A

Neighborhoods Used: 0L7.VILLAGE OF LYON

207 PEARL ST

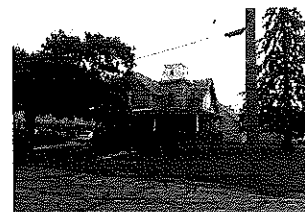
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-620-0692-00	09/16/2022 0L7	401	280,000	47,012	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	50	232,988	213,778	1.090

!!MULTI-PARCEL SALE!!



107 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-620-0472-00	07/15/2022 0L7	401	147,500	12,740	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	45	134,760	133,958	1.006









# Real Estate Summary Sheet

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

02/05/2024 11:17 AM

<b>Parcel:</b>	BL2-620-0472-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GOSSETT, TYLER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	107 GILES ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2642-0726	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
GOSSETT, TYLER	LD BEG ON W'LY LI LOT 42 6 FT N 25 DEG 39'E FROM SW'LY COR LOT 42 RUNN TH S 65 DEG 24'E 106.05 FT TH S 24 DEG		
107 GILES ST	34'W 72 FT TH N 65 DEG 24'W 107.41 FT TO W'LY LI LOT 47 TH N 25 DEG 39'E ALG W'LY LI LOTS 47 & 42 72 FT TO POB		
BLISSFIELD MI 49228	VILLAGE OF LYON		

## Most Recent Sale Information

Sold on 07/15/2022 for 147,500 by PARKER, GLENN L & JANE.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2642-0726

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,900	<b>2023 Taxable:</b>	67,900	<b>Acreage:</b>	0.18
<b>Zoning:</b>	C-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,682  
Ground Area: 1,129  
Garage Area: 816  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 11:17 AM

<b>Parcel:</b>	BL2-620-0692-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NAVARRE, GLORIA G & GERALD M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	207 PEARL ST BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2645-0420	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
NAVARRE, GLORIA G & GERALD M 207 PEARL ST BLISSFIELD MI 49228	S-1/2 OF LOT 69 & W-1/2 LOT 71 VILLAGE OF LYON		

## Most Recent Sale Information

Sold on 09/16/2022 for 280,000 by SUMMERS, CATHERINE ANN.

<b>Terms of Sale:</b>	19-MULTI PARCEL ARM'S LENGTH	<b>Liber/Page:</b>	2645-0420
-----------------------	------------------------------	--------------------	-----------

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	115,500	<b>2023 Taxable:</b>	115,500	<b>Acreage:</b>	0.44
<b>Zoning:</b>	R-2	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: C  
Style: CONVENTIONAL  
Exterior: Brick  
% Good (Physical): 50  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,866  
Ground Area: 1,730  
Garage Area: 480  
Basement Area: 1,730  
Basement Walls: Stone  
Estimated TCV: Tentative

## Image



Village of Lyon ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-620-0472-00	107 GILES ST	07/15/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$59,600	40.41
BL2-620-0692-00	207 PEARL ST	09/16/22	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$110,700	39.54
<b>Totals:</b>						<b>\$427,500</b>	<b>\$170,300</b>	<b>39.84</b>
							<b>Sale. Ratio =&gt;</b>	<b>39.84</b>
							<b>Std. Dev. =&gt;</b>	<b>0.62</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$144,019	\$12,740	\$134,760	\$133,958	1.006	1,682	\$80.12	0.7	4.1938
\$256,514	\$47,012	\$232,988	\$213,778	1.090	2,866	\$81.29	0.7	4.1938
\$400,533		\$367,748	\$347,736			\$80.71		0.9626
			E.C.F. =>	1.058		Std. Deviation=>	0.05930936	
			Ave. E.C.F. =>	1.048		Ave. Variance=>	4.1938	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$12,740		VILLAGE OF LYON	401	45
CONVENTIONAL	\$42,266	BL2-470-0352-00	VILLAGE OF LYON	401	50

4.002013496

Village of Lyon Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-620-0472-00	107 GILES ST	07/15/22	\$147,500	WD	03-ARMIS LENGTH	\$147,500	\$59,600	40.41
BL2-620-0692-00	207 PEARL ST	09/16/22	\$280,000	WD	19-MULTI PARCEL ARMIS LENGTH	\$280,000	\$110,700	39.54
<b>Totals:</b>			<b>\$427,500</b>			<b>\$427,500</b>	<b>\$170,300</b>	<b>39.84</b>
								<b>Std. Dev. =&gt; 0.62</b>





Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class
0.00	0L7	2642-0726		VILLAGE OF LYON	401
33.00	0L7	2645-0420	BL2-470-0352-00	VILLAGE OF LYON	401

14A

02/05/2024

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

11:28 AM

DB: Blissfield 2024

Neighborhoods Used: BWB.WEST BROOKE

205 WEST BROOKE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
L2-750-0330-00	04/16/2021 BWB	401	258,000	26,566	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	78	231,434	261,182	0.886







# Real Estate Summary Sheet

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

02/05/2024 11:33 AM

<b>Parcel:</b>	BL2-750-0330-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SANDERS, DANIEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	205 WEST BROOKE LN BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2617/0814	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		
<b>Topography:</b>	Level, High, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>	<b>Prev. Taxable Statu:</b>	TAXABLE
SANDERS, DANIEL 205 WEST BROOKE LN BLISSFIELD MI 49228	LOT 33 WEST BROOKE	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
		<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	BWB WEST BROOKE

## Most Recent Sale Information

Sold on 04/16/2021 for 258,000 by WINANS, JESSE L & RONDA L.

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

**Liber/Page:** 2617/0814

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	119,100	<b>2023 Taxable:</b>	119,100	<b>Acreage:</b>	0.28
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2000  
Occupancy: Single Family  
Class: C  
Style: TWO STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,188  
Ground Area: 1,124  
Garage Area: 528  
Basement Area: 1,124  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image









Land Table	Property Class	Building Dep.
WEST BROOKE	401	78

---

West Brooke Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-750-0290-00	253 WEST BROOKE LN	02/21/23	\$21,000	WD	03-ARMY'S LENGTH	\$21,000	\$11,600	55.24
BL2-750-0320-00	217 WEST BROOKE LN	06/29/22	\$20,000	WD	03-ARMY'S LENGTH	\$20,000	\$10,000	50.00
BL2-750-0330-00	205 WEST BROOKE LN	04/16/21	\$258,000	WD	03-ARMY'S LENGTH	\$258,000	\$113,100	43.84
<b>Totals:</b>			<b>\$299,000</b>			<b>\$299,000</b>	<b>\$134,700</b>	
								<b>45.05</b>
								<b>5.71</b>

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$23,200	\$21,000	\$23,200	0.29	0.29	#REF!	\$72,414	\$1.66	BWB 2651-0228	
\$20,000	\$20,000	\$20,000	0.25	0.25	#REF!	\$80,000	\$1.84	BWB 2641-0750	
\$252,750	\$27,650	\$22,400	0.28	0.28	#REF!	\$98,750	\$2.27	BWB 2617/0814	
\$295,950	\$68,650	\$65,600	0.82	0.82					
Average			Average		Average		Average		
per Net Acre=>			83,719.51		per SqFt=>		\$1.92		

Land Table	Class
WEST BROOKE	402
WEST BROOKE	401
WEST BROOKE	401

---

15A

Neighborhoods Used: BWBC.WEST BROOKE CONDO

707 KOREY'S CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-800-0090-00	04/22/2022 BWBC	401	300,000	7,766	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	99	292,234	283,351	1.031



717 KOREYS CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-800-0070-00	05/06/2021 BWBC	401	182,500	9,795	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	84	172,705	174,764	0.988









# Real Estate Summary Sheet

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

02/05/2024 11:49 AM

<b>Parcel:</b>	BL2-800-0070-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HAMMOND, BRENDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	717 KOREYS CIRCLE BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2631-0242	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BLO BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High, Landscaped	<b>Neighborhood:</b>	BWBC WEST BROOKE CONDO
<b>Mailing Address:</b>	HAMMOND, BRENDA COOK, JENNIFER 717 KOREYS CIRCLE BLISSFIELD MI 49228	<b>Description:</b>	UNIT 7 WEST BROOKE CONDOMINIUM

## Most Recent Sale Information

Sold on 12/14/2021 for 1 by HAMMOND, BRENDA.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 2631-0242

## Most Recent Permit Information

None Found

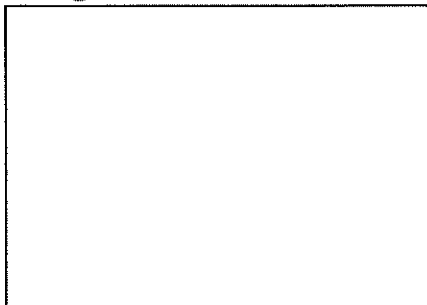
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	SITE CONDO
<b>2023 S.E.V.:</b>	86,900	<b>2023 Taxable:</b>	86,900	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C  
Style: CONDO  
Exterior: Alum., Vinyl  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,240  
Ground Area: 1,240  
Garage Area: 450  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

02/05/2024 11:49 AM

<b>Parcel:</b>	BL2-800-0090-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GITERSONKE, PATRICIA A TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	707 KOREY'S CIR BLISSFIELD, MI 49228	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2638-0492	<b>Prev. Taxable Statu:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	BL0 BLISSFIELD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	Level, High	<b>Neighborhood:</b>	BWBC WEST BROOKE CONDO
<b>Mailing Address:</b>		<b>Description:</b>	
GITERSONKE, PATRICIA A TRUST		UNIT 9 WEST BROOKE CONDOMINIUM	
707 KOREY'S CIR			
BLISSFIELD MI 49228			

## Most Recent Sale Information

Sold on 04/22/2022 for 300,000 by PAPHENHAGEN CONSTRUCTION INC.

**Terms of Sale:** 25-PARTIAL CONSTRUCTION **Liber/Page:** 2638-0492

## Most Recent Permit Information

Permit PM210015 on 05/10/2021 for \$0 category Mechanical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	SITE CONDO
<b>2023 S.E.V.:</b>	136,800	<b>2023 Taxable:</b>	136,800	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2021  
Occupancy: Single Family  
Class: C  
Style: CONDO  
Exterior: Brick/Siding  
% Good (Physical): 99  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,574  
Ground Area: 1,574  
Garage Area: 441  
Basement Area: 1,574  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



West Brooke Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-800-0070-00	717 KOREYS CIRCLE	05/06/21	\$182,500	WD	03-ARMS LENGTH	\$182,500	\$82,000	44.93
BL2-800-0090-00	707 KOREY'S CIR	04/22/22	\$300,000	WD	25-PARTIAL CONSTRUCTION	\$300,000	\$85,200	28.40
<b>Totals:</b>						<b>\$482,500</b>	<b>\$167,200</b>	
							<b>Sale. Ratio =&gt;</b>	<b>34.65</b>
							<b>Std. Dev. =&gt;</b>	<b>11.69</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$185,258	\$9,795	\$172,705	\$174,764	0.988	1,240	\$139.28	BWBC	2.1566
\$292,250	\$7,766	\$292,234	\$283,351	1.031	1,574	\$185.66	BWBC	2.1566
\$477,508		\$464,939	\$458,115			\$162.47		0.5112
			E.C.F. =>	1.015		Std. Deviation=>	0.03049931	
			Ave. E.C.F. =>	1.010		Ave. Variance=>	2.1566	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONDO	\$6,500	WEST BROOKE CONDO	401	84
CONDO	\$6,500	WEST BROOKE CONDO	401	99

2.135728744

West Brooke Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-800-0070-00	717 KOREYS CIRCLE	05/06/21	\$182,500	WD	03-ARMS LENGTH	\$182,500	\$82,000	44.93
<b>Totals:</b>			\$182,500			\$182,500	\$82,000	44.93

Sale. Ratio =>

44.93

Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Class
\$185,258	\$3,742	\$6,500	BWBC	2618/0921	WEST BROOKE CONDO	401
\$185,258	\$3,742	\$6,500				