

7

Palmyra Township Metes & Bounds ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PA0-102-1560-00	1367 S ROGERS HWY	11/28/23	\$310,000	WD	03-ARMIS LENGTH	\$310,000	\$98,300
PA0-105-4750-00	1924 S WILMOTH HWY	05/16/23	\$118,000	WD	03-ARMIS LENGTH	\$118,000	\$66,200
PA0-107-2850-00	3909 DEERFIELD RD	11/01/22	\$290,000	WD	03-ARMIS LENGTH	\$290,000	\$89,800
PA0-107-3050-00	3308 PARR HWY	10/30/23	\$165,000	WD	03-ARMIS LENGTH	\$165,000	\$83,400
PA0-108-1950-00	2431 HUMPHREY HWY	10/05/22	\$470,000	WD	03-ARMIS LENGTH	\$470,000	\$166,000
PA0-115-4600-00	6584 ROUGET RD	05/11/23	\$118,000	WD	03-ARMIS LENGTH	\$118,000	\$54,800
PA0-115-4650-00	6600 ROUGET RD	05/26/22	\$224,900	WD	03-ARMIS LENGTH	\$224,900	\$89,400
PA0-116-2050-00	5708 PALMYRA RD	07/15/22	\$163,600	WD	03-ARMIS LENGTH	\$163,600	\$44,100
PA0-116-2200-00	5641 PALMYRA RD	06/09/22	\$145,900	WD	03-ARMIS LENGTH	\$145,900	\$59,800
PA0-117-4450-00	4912 E US-223	01/12/24	\$189,900	WD	03-ARMIS LENGTH	\$189,900	\$72,900
PA0-118-1725-00	3361 E US-223	10/11/22	\$375,000	WD	19-MULTI PARCEL ARMIS LENGTH	\$375,000	\$174,400
PA0-118-2240-00	3720 E US-223	05/12/22	\$150,000	MLC	03-ARMIS LENGTH	\$150,000	\$87,700
PA0-118-3580-00	2922 E CARLETON RD	10/17/23	\$300,000	WD	03-ARMIS LENGTH	\$300,000	\$127,400
PA0-119-1080-00	3047 E CARLETON RD	11/14/22	\$239,900	WD	03-ARMIS LENGTH	\$239,900	\$48,100
PA0-119-4490-00	3770 SHARP RD	11/14/23	\$355,000	WD	03-ARMIS LENGTH	\$355,000	\$164,400
PA0-119-4630-00	4905 OGDEN HWY	11/03/23	\$175,000	WD	03-ARMIS LENGTH	\$175,000	\$72,000
PA0-120-1025-00	4021 E CARLETON RD	12/22/23	\$324,900	WD	03-ARMIS LENGTH	\$324,900	\$135,800
PA0-122-2090-00	6583 ROUGET RD	08/02/23	\$139,000	WD	03-ARMIS LENGTH	\$139,000	\$63,600
PA0-122-3650-00	4974 ROBB HWY	08/03/22	\$263,000	WD	03-ARMIS LENGTH	\$263,000	\$85,900
PA0-126-2580-00	7887 E US-223	04/21/23	\$235,000	WD	03-ARMIS LENGTH	\$235,000	\$102,900
PA0-126-2820-00	7980 E US-223	07/19/22	\$183,600	WD	03-ARMIS LENGTH	\$183,600	\$85,600
PA0-126-3800-00	7446 CRAIG RD	11/20/23	\$165,000	WD	03-ARMIS LENGTH	\$165,000	\$87,400
PA0-126-4550-00	7820 CRAIG RD	09/20/23	\$220,000	WD	03-ARMIS LENGTH	\$220,000	\$93,900
PA0-128-4855-00	5756 ENGLE RD	10/25/22	\$510,000	WD	03-ARMIS LENGTH	\$510,000	\$183,900
PA0-129-3425-00	4423 RAU HWY	03/31/23	\$285,000	WD	03-ARMIS LENGTH	\$285,000	\$69,800
PA0-129-4580-00	5922 RAU HWY	01/06/23	\$160,000	WD	03-ARMIS LENGTH	\$160,000	\$53,000
PA0-130-2390-00	3909 SHARP RD	06/10/22	\$210,000	WD	03-ARMIS LENGTH	\$210,000	\$64,000
PA0-133-1950-00	5472 E GORMAN RD	01/05/24	\$196,000	WD	03-ARMIS LENGTH	\$196,000	\$81,300
PA0-134-3550-00	6867 SCOTT HWY	03/17/23	\$190,000	WD	03-ARMIS LENGTH	\$190,000	\$64,000
PA0-136-1100-00	6259 S GROSVENOR HWY	09/20/23	\$185,000	WD	03-ARMIS LENGTH	\$185,000	\$59,400

Totals: \$7,056,700 \$7,056,700 \$2,729,200

Sale. Ratio =>  
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
31.71	\$214,680	\$53,085	\$256,915	\$160,927	1.596	1,615	\$159.08	PM&B	51.9648
56.10	\$145,339	\$27,750	\$90,250	\$116,902	0.772	1,227	\$73.55	PM&B	30.4808
30.97	\$235,514	\$51,103	\$238,897	\$183,320	1.303	1,980	\$120.66	PM&B	22.6352
50.55	\$183,518	\$32,130	\$132,870	\$150,575	0.882	1,729	\$76.85	PM&B	19.4403
35.32	\$415,033	\$79,969	\$390,031	\$333,534	1.169	1,884	\$207.02	PM&B	9.2570
46.44	\$120,929	\$8,086	\$109,914	\$112,231	0.979	860	\$127.81	PM&B	9.7466
39.75	\$243,633	\$14,127	\$210,773	\$228,137	0.924	2,095	\$100.61	PM&B	15.2933
26.96	\$116,710	\$19,405	\$144,195	\$96,725	1.491	1,054	\$136.81	PM&B	41.3958
40.99	\$156,340	\$17,053	\$128,847	\$138,456	0.931	1,349	\$95.51	PM&B	14.6223
38.39	\$161,056	\$21,960	\$167,940	\$138,266	1.215	1,122	\$149.68	PM&B	13.7791
46.51	\$438,126	\$233,101	\$141,899	\$203,835	0.696	1,260	\$112.62	PM&B	38.0673
58.47	\$225,118	\$31,326	\$118,674	\$192,666	0.616	1,671	\$71.02	PM&B	46.0862
42.47	\$280,397	\$29,903	\$270,097	\$249,000	1.085	1,625	\$166.21	PM&B	0.7907
20.05	\$198,152	\$3,407	\$205,493	\$162,768	1.262	1,201	\$171.10	PM&B	18.5667
46.31	\$363,912	\$27,643	\$327,357	\$334,263	0.979	2,718	\$120.44	PM&B	9.7482
41.14	\$161,203	\$17,836	\$157,164	\$142,512	1.103	1,296	\$121.27	PM&B	2.5993
41.80	\$298,342	\$32,039	\$292,861	\$264,849	1.106	2,972	\$98.54	PM&B	2.8944
45.76	\$140,515	\$9,866	\$129,134	\$129,870	0.994	1,446	\$89.30	PM&B	8.2486
32.66	\$224,132	\$33,082	\$229,918	\$189,911	1.211	1,794	\$128.16	PM&B	13.3844
43.79	\$230,034	\$27,404	\$207,596	\$201,513	1.030	2,866	\$72.43	PM&B	4.6633
46.62	\$226,130	\$25,879	\$157,721	\$199,084	0.792	1,856	\$84.98	PM&B	28.4588
52.97	\$191,620	\$34,524	\$130,476	\$156,204	0.835	1,579	\$82.63	PM&B	24.1527
42.68	\$207,366	\$27,336	\$192,664	\$179,018	1.076	1,975	\$97.55	PM&B	0.0592
36.06	\$475,224	\$31,365	\$478,635	\$441,395	1.084	2,160	\$221.59	PM&B	0.7549
24.49	\$301,073	\$34,686	\$250,314	\$264,838	0.945	2,047	\$122.28	PM&B	13.1662
33.13	\$137,567	\$34,026	\$125,974	\$102,923	1.224	1,152	\$109.35	PM&B	14.7138
30.48	\$166,661	\$18,011	\$191,989	\$147,807	1.299	1,056	\$181.81	PM&B	22.2093
41.48	\$179,523	\$27,994	\$168,006	\$150,718	1.115	1,766	\$95.13	PM&B	3.7831
33.68	\$171,573	\$20,440	\$169,560	\$150,232	1.129	1,702	\$99.62	PM&B	5.1837
32.11	\$131,102	\$11,668	\$173,332	\$118,722	1.460	1,172	\$147.89	PM&B	38.3166
<b>\$6,740,522</b>			<b>\$5,989,496</b>	<b>\$5,641,201</b>			<b>\$121.38</b>		<b>1.5079</b>
38.68				E.C.F. =>	1.062		Std. Deviation=>	0.228453	
9.11				Ave. E.C.F. =>	1.077		Ave. Variance=>	17.4823	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
TWO-STORY	\$50,005		PALMYRA RESIDENTIAL M & B	401	54
CONVENTIONAL	\$27,750		PALMYRA RESIDENTIAL M & B	401	63
SINGLE STORY	\$49,750		PALMYRA RESIDENTIAL M & B	401	59
SINGLE STORY	\$31,286		PALMYRA RESIDENTIAL M & B	401	59
LOG HOME	\$78,570		PALMYRA RESIDENTIAL M & B	401	64
SINGLE STORY	\$7,020		PALMYRA RESIDENTIAL M & B	401	54
RANCH	\$9,828		PALMYRA RESIDENTIAL M & B	401	59
SINGLE STORY	\$16,692		PALMYRA RESIDENTIAL M & B	401	63
SINGLE STORY	\$15,600		PALMYRA RESIDENTIAL M & B	401	64
RANCH	\$19,968		PALMYRA RESIDENTIAL M & B	401	63
RANCH	\$232,062	PA0-118-1705-00	PALMYRA RESIDENTIAL M & B	401	75
SINGLE STORY	\$30,260		PALMYRA RESIDENTIAL M & B	401	63
RANCH	\$28,450		PALMYRA RESIDENTIAL M & B	401	63
CONVENTIONAL	\$31,545		PALMYRA RESIDENTIAL M & B	401	89
TWO-STORY	\$26,190		PALMYRA RESIDENTIAL M & B	401	74
RANCH	\$16,770		PALMYRA RESIDENTIAL M & B	401	59
TWO-STORY	\$31,045		PALMYRA RESIDENTIAL M & B	401	67
CONVENTIONAL	\$8,840		PALMYRA RESIDENTIAL M & B	401	64
TWO-STORY	\$29,000		PALMYRA RESIDENTIAL M & B	401	63
TWO-STORY	\$26,140		PALMYRA RESIDENTIAL M & B	401	54
RANCH	\$21,580		PALMYRA RESIDENTIAL M & B	401	63
TWO-STORY	\$33,530		PALMYRA RESIDENTIAL M & B	401	54
TWO-STORY	\$26,310		PALMYRA RESIDENTIAL M & B	401	64
TWO-STORY	\$30,200		PALMYRA RESIDENTIAL M & B	401	93
TWO-STORY	\$33,620		PALMYRA RESIDENTIAL M & B	401	88
RANCH	\$33,000		PALMYRA RESIDENTIAL M & B	401	59
RANCH	\$14,924		PALMYRA RESIDENTIAL M & B	401	64
TWO-STORY	\$27,000		PALMYRA RESIDENTIAL M & B	401	64
RANCH	\$16,822		PALMYRA RESIDENTIAL M & B	401	63
TWO-STORY	\$9,620		PALMYRA RESIDENTIAL M & B	401	63

# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-102-1560-00  
**Owner's Name:** RUTTER, JUSTIN & COURTNEY  
**Property Address:** 1367 S ROGERS HWY  
ADRIAN, MI 49221  
**Libers/Page:** 2662-259  
**Split:** 10/12/2009  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

RUTTER, JUSTIN & COURTNEY  
1367 S ROGERS HWY  
PALMYRA MI 49268

## Description:

LD DES AS COMM AT THE W1/4 COR OF SEC 2 T7S R4E TH N 517.44 FT ALG THE W LI OF SD SEC (CNTRLI OF ROGERS HWY) FOR A POB TH CONT ALG SD LI ALG SD RD N 504.10 FT TH N89^04'23"E 348.50 FT TH N 250 FT TH N89^04'23"E 417.38 FT TO THE CNTR OF SWAMP RAISIN CREEK TH S01^52'43"E 668.35 FT TH N89^58'33"W 610.28 FT TO THE CNTRLI OF THE SWAMP RAISIN CREEK TH S60^53'55"W 203.04 FT ALG THE CNTR OR SD CREEK TO THE W LI OF SD SEC TO THE POB (SURVEY 10.001 AC)  
SPLIT ON 10/12/2009 FROM PA0-102-1550-00;

## Most Recent Sale Information

Sold on 11/28/2023 for 310,000 by HEDGER, GARY SCOTT & RONI LYNN.

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

**Libers/Page:** 2662-259

## Most Recent Permit Information

Permit 19-0007 on 01/24/2019 for \$0 category REROOF.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	107,800	<b>2024 Taxable:</b>	107,800	<b>Acres:</b>	10.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: TWO-STORY  
Exterior: Wood Siding  
% Good (Physical): 54  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,615  
Ground Area: 1,435  
Garage Area: 0  
Basement Area: 720  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 10  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-105-4750-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PRZYBYLSKI, DWARD P	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1924 S WILMOTH HWY ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2654-998	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46010 ADRIAN CITY SCHOOL DISTRICT
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

<b>Mailing Address:</b>	<b>Description:</b>
PRZYBYLSKI, DWARD P TYLER FROEHLICH 6003 NEBRASKA AVE TOLEDO OH 43615	LD BEG 274 FT N FROM SE COR SEC 5 RUNN TH S 89 DEG 24'20"W 492 FT TH N 155 FT TH N 89 DEG 24'20"E 492 FT TH S 155 FT TO POB

## Most Recent Sale Information

Sold on 05/16/2023 for 118,000 by WEBB, MARLIN & RHONDA.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2654-998
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## Most Recent Permit Information

Permit 17-48 on 11/03/2017 for \$0 category REROOF.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	73,300	<b>2024 Taxable:</b>	73,300	<b>Acreage:</b>	1.75
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Assessed Value:</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: 1920	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D+10	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 63	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,227	
Ground Area: 701	
Garage Area: 320	
Basement Area: 701	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-107-2850-00  
**Owner's Name:** GOSSMAN, KELSEY & HEATHER  
**Property Address:** 3909 DEERFIELD RD  
ADRIAN, MI 49221  
**Liber/Page:** 2647-164  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46090 MADISON SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

**Mailing Address:**

GOSSMAN, KELSEY & HEATHER  
3909 DEERFIELD RD  
ADRIAN MI 49221

**Description:**

LD BEG 346.08 FT W FROM E 1/4 POST SEC 7 RUNN TH S 88^33'W 327.77 FT TH N 1362.92 FT TO CTR LI DEER- FIELD RD TH S 79^53'E 333.07 FT TH S 1296.21 FT TO POB SEC 7

## Most Recent Sale Information

Sold on 11/01/2022 for 290,000 by DE SANTO, JAMES T.

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

**Liber/Page:** 2647-164

## Most Recent Permit Information

Permit 16-02 on 03/28/2017 for \$0 category DAMAGE REPAIR.

## Physical Property Characteristics

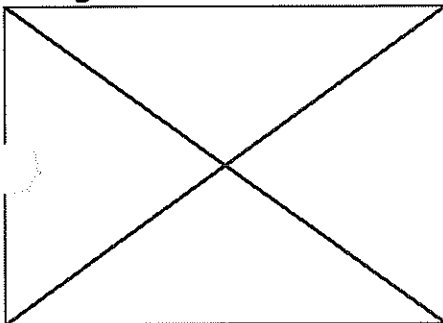
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	117,800	<b>2024 Taxable:</b>	113,295	<b>Acreage:</b>	9.95
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1979  
Occupancy: Single Family  
Class: C  
Style: SINGLE STORY  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,980  
Ground Area: 1,980  
Garage Area: 539  
Basement Area: 0  
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\*\*\*

09/25/2024 11:37 AM

**Parcel:** PA0-107-3050-00  
**Owner's Name:** YOUNG, JEFFREY  
**Property Address:** 3308 PARR HWY  
ADRIAN, MI 49221

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46090 MADISON SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

**Liber/Page:** 2661-201  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

## Mailing Address:

YOUNG, JEFFREY  
3308 PARR HWY  
ADRIAN MI 49221

## Description:

LD COMM IN E LI OF W 1/2 OF W 1/2 SEC 7 T7S-R4E AT A PT LOC 1637.5 FT N FROM S LI SD SEC TH N 48^05'W ALG NE'LY R/W LI OF LD FORMERLY OWNED BY T AND W RR CO 517.28 FT FOR POB RUNN TH N 48^05'W 289.27 FT TH N 39^52'E 273.35 FT TH S 88^49'E 267.34 FT TH S 25^32'W 65.84 FT TH S 34^52'W 411.35 FT TO POB SEC 7 ALSO LD BEG ON E LI OF W1/2 OF SW1/4 OF SD SEC 7 1637.5 FT N FROM S LI SD SEC TH N48^05'W ALG NE'LY R/W LI OF LD FORMERLY OWNED BY T&W R/R 327.28 FT FOR POB RUNN TH N25^32'E 510.85 FT TH N2^W 61.11 FT TH N88^49'W 95.24 FT TH S25^32'W 65.84 FT TH S34^52'W 411.35 FT TO NE'LY LI OF SD R/R R/O/W TH S48^05'E 190 FT TO POB EXC LD BEG 1637.5 FT N & 327.28 FT N 48^05'W FROM SE COR OF W1/2 OF W1/2 OF SD SEC RUNN TH N48^05'W 158.76 FT TH N34^50'E 132.94 FT TH S65^33'E 130.58 FT TH S2527'W 178.46 FT TO POB

## Most Recent Sale Information

Sold on 10/30/2023 for 165,000 by EASLER, PAMELA K.

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

**Liber/Page:** 2661-201

## Most Recent Permit Information

None Found

## Physical Property Characteristics

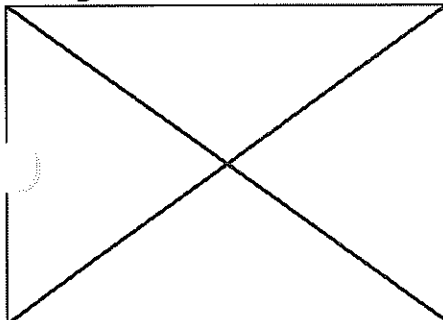
<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 91,700	<b>2024 Taxable:</b> 91,700	<b>Acreage:</b> 3.57
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>Area:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: SINGLE STORY  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,729  
Ground Area: 1,729  
Garage Area: 0  
Basement Area: 0  
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\*\*\*

09/25/2024 11:37 AM

**Parcel:** PA0-108-1950-00  
**Owner's Name:** HERB, TIFFANY & SHAWN  
**Property Address:** 2431 HUMPHREY HWY  
PALMYRA, MI 49268  
**Liber/Page:** 2646-454  
**Split:** // **Created:** //  
**Public Impr.:** None **Topography:** None  
**Active:** Active

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

HERB, TIFFANY & SHAWN  
2431 HUMPHREY HWY  
PALMYRA MI 49268

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2646-454

## Most Recent Permit Information

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

## Physical Property Characteristics

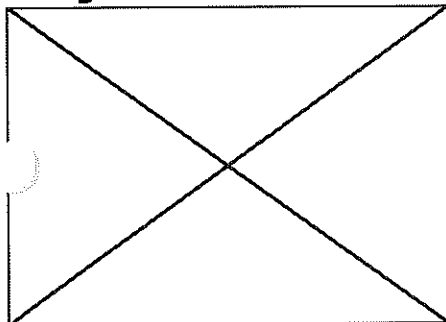
<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 210,400	<b>2024 Taxable:</b> 200,445	<b>Acreage:</b> 15.71
<b>Toning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>RE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: BC  
Style: LOG HOME  
Exterior: Log  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,884  
Ground Area: 1,356  
Garage Area: 0  
Basement Area: 1,356  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 3  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-115-4600-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GRIGSBY, JACQUELINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6584 ROUGET RD PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2654-965	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

GRIGSBY, JACQUELINE  
6584 ROUGET RD  
PALMYRA MI 49268

## Description:

LD BEG 357.9 FT E AND 33 FT N FROM S 1/4 POST SEC 15 TH S 89^58'E 249 FT FOR FUR POB RUNN TH S 89^58'E 90 FT TH N 132 FT TH N 89^58'W 90 FT TH S 132 FT TO POB SEC 15

## Most Recent Sale Information

Sold on 05/11/2023 for 118,000 by ASLAKSON, JARED.

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

**Liber/Page:** 2654-965

## Most Recent Permit Information

Permit PZ14-005 on 01/14/2014 for \$0 category POLE BARN.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	60,600	<b>2024 Taxable:</b>	60,600	<b>Acreage:</b>	0.27
<b>Toning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1974  
Occupancy: Single Family  
Class: C  
Style: SINGLE STORY  
Exterior: Vinyl  
% Good (Physical): 54  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 860  
Ground Area: 860  
Garage Area: 1,212  
Basement Area: 0  
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\*\*\*

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-115-4650-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ESTERLINE, SAMANTHA J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6600 ROUGET RD PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2659-87	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

ESTERLINE, SAMANTHA J  
6600 ROUGET RD  
PALMYRA MI 49268

## Description:

THAT PART OF SW 1/4 OF SE 1/4 SEC 15-T7S-R4E COMM IN N LI OF MONROE ST AT A PT 33 FT N AND 696.9 FT E OF S 1/4 POST SEC 15 FOR POB TH E 125 FT N 132 FT W 125 FT S 132 FT TO BEG SEC 15

## Most Recent Sale Information

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

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

**Liber/Page:** 2640-163

## Most Recent Permit Information

None Found

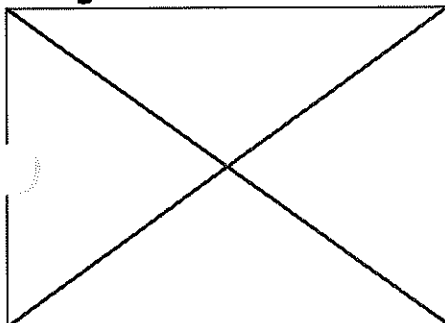
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	121,600	<b>2024 Taxable:</b>	114,450	<b>Acreage:</b>	0.38
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Net RE:</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+5  
Style: RANCH  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,095  
Ground Area: 2,095  
Garage Area: 812  
Basement Area: 2,095  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-116-2050-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WATSON, MARY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	5708 PALMYRA RD PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	2642-684	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

WATSON, MARY  
DONALD KRUTZ  
5708 PALMYRA RD  
PALMYRA MI 49268

## Description:

LD BEG 80.70 FT E AND S 47^41'E 543.94 FT FROM N 1/4 POST SEC 16 FOR POB TH S 47^41'E 255.88 FT TH N 2^03'E 303.80 FT TH S 56^40'W 222.07 FT TO POB SEC 16

## Most Recent Sale Information

Sold on 07/15/2022 for 163,600 by SMITH, JESSICA L.

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

**Libers/Page:** 2642-685

## Most Recent Permit Information

None Found

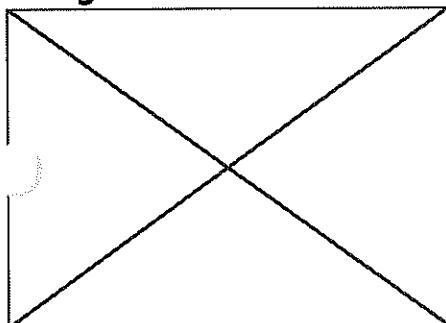
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	58,800	<b>2024 Taxable:</b>	55,440	<b>Acreage:</b>	0.64
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Assessment:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: D  
Style: SINGLE STORY  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,054  
Ground Area: 1,054  
Garage Area: 462  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

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

## Mailing Address:

MAYO, TERESA IRENE  
5641 PALMYRA RD  
PALMYRA MI 49268

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2640-844

## Most Recent Permit Information

None Found

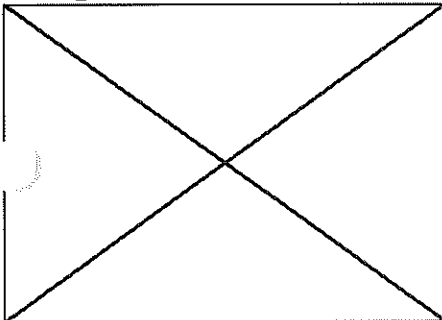
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	79,000	<b>2024 Taxable:</b>	74,235	<b>Acreage:</b>	0.60
<b> zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1958  
Occupancy: Single Family  
Class: C+5  
Style: SINGLE STORY  
Exterior:  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,349  
Ground Area: 1,349  
Garage Area: 392  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-117-4450-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	FROST, BREANNA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4912 E US-223 PALMYRA, MI 49268	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2663-802	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

FROST, BREANNA  
NOAH KNOWLES  
4912 E US-223  
PALMYRA MI 49268

## Description:

THAT PART OF E1/2 OF SE1/4 SEC 17 T7S R4E COMM IN N LI OF US-223 AT A PT LOC 7.38 FT S AND 286.08 FT N 71^36'W FROM NE COR OF SE 1/4 OF SE 1/4 AND RUNN TH N 71^36'W ALG N'LY LI OF HWY US-223 220.87 FT TH N 3^33'W 145.55 FT TH S 71^36'E 275.18 FT TH S 18^24'W 135 FT TO BEG

## Most Recent Sale Information

Sold on 01/12/2024 for 189,900 by CUTCHALL, MELODIE SUE.

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

**Liber/Page:** 2663-802

## Most Recent Permit Information

None Found

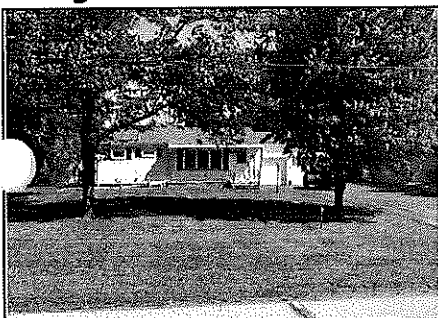
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	81,200	<b>2024 Taxable:</b>	59,647	<b>Acreage:</b>	0.77
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</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: Alum., Vinyl  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,122  
Ground Area: 1,122  
Garage Area: 735  
Basement Area: 1,122  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-118-1705-00  
**Owner's Name:** BAYONETO, ALEXANDER  
**Property Address:** 3000 E US-223 BLK  
ADRIAN, MI 49221  
**Liber/Page:** 2646-310  
**Split:** 01/03/2022  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 402.RESIDENTIAL-VACANT  
**Previous Class:** 402.RESIDENTIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

BAYONETO, ALEXANDER  
3361 E US 223  
ADRIAN MI 49221

## Description:

LD DES AS BEG ON THE W LI OF SEC 18 T7S R4E 69.84 FT S00°25'03"W TO THE NE COR OF SD SEC 13 T7S R3E & 2127.77 FT S00°46'49"W FROM THE NW COR OF SD SEC 18 TH S89°13'11"E 950.66 FT TH N02°34'12"E 1165.10 FT TO THE CNTRLI OF HWY US-223 (66 FT WD) TH ALG THE CNTRLI OF HWY US-223 104.70 FT ALG THE ARC OF A 330.29 FT RAD CUR TO THE LEFT WITH CHD BEAR & DIST OF S71°08'09"E 104.26 FT & S80°13'00"E 568.35 FT TH LEAV SD CNTRLI OF HWY US-223 S02°28'05"W 2244.86 FT ALG AN EXT OLD FENCE LI & ITS S'ERLY EXT TH N88°03'52"W 1581.16 FT TO THE W LI OF SD SEC 18 TH N00°43'57"E 652.47 FT ALG THE W LI OF SD SEC 18 TO THE E1/4 COR OF SD SEC 13 TH N00°46'49"E 75.33 FT TO THE W1/4 COR OF SD SEC 18 TH CONT ALG THE W LI OF SD SEC 18 N00°46'49"E 440.98 FT TO THE POB (SURVEY 60.23 AC) EXC LD DES AS BEG AT THE NW COR OF SEC 18 T7S R4E TH S00°26'03"W 69.84 FT TO THE NE COR OF SEC 13 T7S R3E TH S00°46'49"W 2127.77 FT ALG THE W LI OF SD SEC 18 TH S89°13'11"E 950.66 FT TH N02°34'12"E 1165.10 FT TO THE CNTRLI OF HWY US-223 (66 FT WD) TH ALG THE CNTRLI OF HWY US-223 104.70 FT ALG THE ARC OF A 330.29 FT RAD CUR TO THE LEFT (CHD BEAR & DIST OF S71°08'09"E 104.26 FT & CENTRAL ANGLE OF 18°09'43") TH S80°13'00"E 3

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

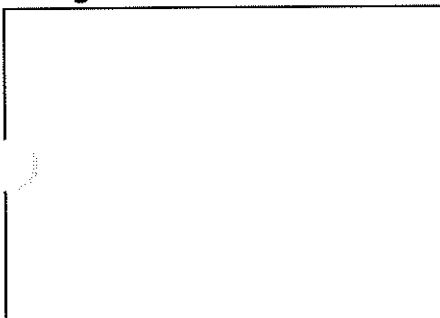
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	99,100	<b>2024 Taxable:</b>	99,100	<b>Acreage:</b>	54.46
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-118-1725-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BAYONETO, ALEXANDER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3361 E US-223 ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2646-310	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	01/03/2022	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46010 ADRIAN CITY SCHOOL DISTRICT
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

BAYONETO, ALEXANDER  
ARIEL BERGER  
6155 WHITE OAK DR  
TOLEDO OH 43615-5740

## Description:

LD DES AS BEG AT THE NW COR OF SEC 18 T7S R4E TH S00^26'03"W 69.84 FT TO THE NE COR OF SEC 13 T7S R3E TH S00^46'49"W 2127.77 FT ALG THE W LI OF SD SEC 18 TH S89^13'11"E 950.66 FT TH N02^34'12"E 1165.10 FT TO THE CNTRLI OF HWY US-223 (66 FT WD) TH ALG THE CNTRLI OF HWY US-223 104.70 FT ALG THE ARC OF A 330.29 FT RAD CUR TO THE LEFT (CHD BEAR & DIST OF S71^08'09"E 104.26 FT & CENTRAL ANGLE OF 18^09'43") TH S80^13'00"E 306.22 FT TO THE FUR POB TH ALG SD CNTRLI OF HWY US-223 S80^13'00"E 262.13 FT TH LEAV SD CNTRLI OF HWY US-223 S02^28'05"W 1004.41 FT TH N87^31'55"W 260 FT TH N02^28'05"E 708.78 FT TH N34^49'27"W 25.25 FT TH N03^48'59"E 56.06 FT TH N39^37'07"E 23.15 FT TH N02^28'05"E 234.42 FT TO THE POB (SURVEY 6.12 AC) SPLIT ON 01/03/2022 FROM PA0-118-1700-00

## Most Recent Sale Information

Sold on 10/11/2022 for 375,000 by RACHOZA-MARTELL, GLORIA, ETAL.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 2646-310

## Most Recent Permit Information

None Found

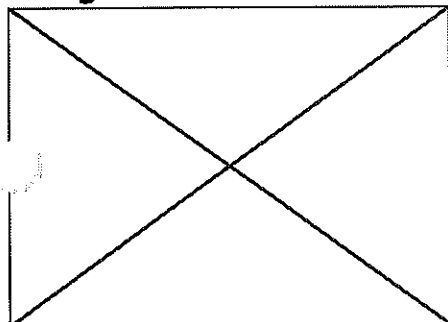
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	110,900	<b>2024 Taxable:</b>	104,370	<b>Acreage:</b>	6.12
<b>Toning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</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: 1965	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: RANCH	
Exterior:	
% Good (Physical): 75	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,260	
Ground Area: 1,260	
Garage Area: 264	
Basement Area: 1,260	
Basement Walls:	
Estimated TCV: Tentative	

## Image





# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

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

## Mailing Address:

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

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2639-766

## Most Recent Permit Information

None Found

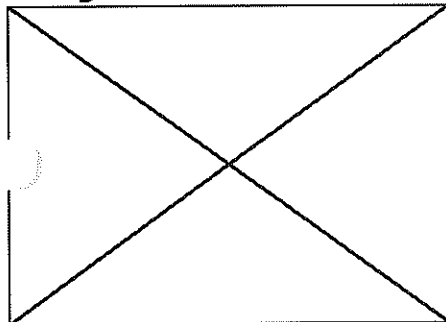
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	113,600	<b>2024 Taxable:</b>	107,625	<b>Acreage:</b>	2.63
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</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: 1955	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C+5	
Style: SINGLE STORY	
Exterior:	
% Good (Physical): 63	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 4	
Full Baths: 1 Half Baths: 1	
Floor Area: 1,671	
Ground Area: 1,671	
Garage Area: 649	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-118-3580-00  
**Owner's Name:** SNYDER, BRANDON & JANET  
**Property Address:** 2922 E CARLETON RD  
ADRIAN, MI 49221  
**Liber/Page:** 2660-998  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

SNYDER, BRANDON & JANET  
2922 E CARLETON RD  
ADRIAN MI 49221

## Description:

W 250 FT OFF LD COMM AT SW COR OF SEC 18 E 16.33 CHS TO DRAIN NW ALG DRAIN 6.64 CHS W 11.75 CHS TO W LI OF SEC S ON W LI 5.03 CHS TO BEG SEC 18

## Most Recent Sale Information

Sold on 10/17/2023 for 300,000 by ROBERSON, SUSAN D.

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

**Liber/Page:** 2660-998

## Most Recent Permit Information

Permit 20-0018 on 07/20/2020 for \$11,000 category REROOF.

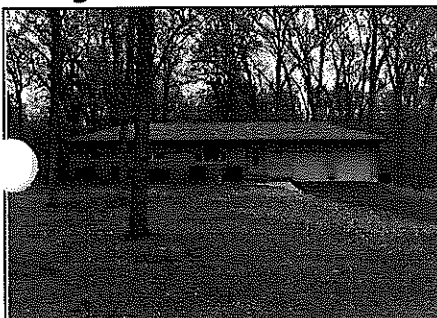
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 141,600	<b>2024 Taxable:</b> 141,600	<b>Acreage:</b> 1.89
<b>Toning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>ARE:</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): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,625  
Ground Area: 1,625  
Garage Area: 1,648  
Basement Area: 1,625  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-119-1080-00  
**Owner's Name:** SCOTT, JENNIFER  
**Property Address:** 3047 E CARLETON RD  
ADRIAN, MI 49221  
**Liber/Page:** 2648-221  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46090 MADISON SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

SCOTT, JENNIFER  
3047 E CARLETON RD  
ADRIAN MI 49221

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2648-221

## Most Recent Permit Information

Permit 24-0014 on 06/18/2024 for \$20,716 category MISC.

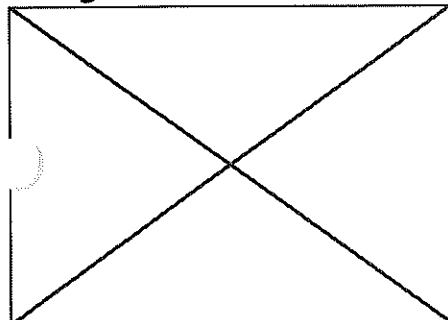
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 100,000	<b>2024 Taxable:</b> 60,480	<b>Acreage:</b> 4.03
<b>Financing:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>Area:</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: CONVENTIONAL  
Exterior: Vinyl  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,201  
Ground Area: 1,201  
Garage Area: 616  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-119-4490-00  
**Owner's Name:** SALANITRO, JOSEPH A  
**Property Address:** 3770 SHARP RD  
ADRIAN, MI 49221  
**Liber/Page:** 2661-974  
**Split:** // **Created:** //  
**Public Impr.:** None **Topography:** None  
**Active:** Active

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

SALANITRO, JOSEPH A  
3770 SHARP RD  
ADRIAN MI 49221

## Description:

LD DES AS COMM AT S1/4 COR OF SD SEC 19 TH S89^36'59"E ALG S LI OF SEC 1275.09 FT (REC 1275.11 FT) TH N 225 FT FOR A FUR POB AND RUNN TH N89^36'59"W 252.59 FT TH N 204.90 FT TH S89^36'59"E 252.59 FT TH S ALG W'LY LI OF DRIVEWAY & UTILITY EASEMENT 204.90 FT TO FUR POB (SURVEY 1.19 AC)

## Most Recent Sale Information

Sold on 11/14/2023 for 355,000 by DETER, MICHAEL L.

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

**Liber/Page:** 2661-974

## Most Recent Permit Information

Permit 19-0027 on 11/18/2019 for \$20,000 category REROOF.

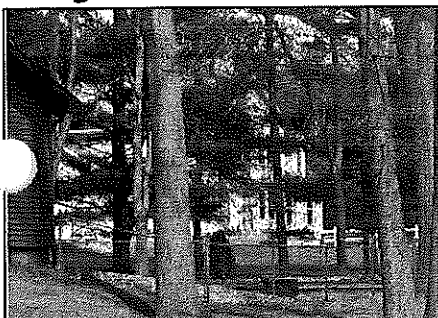
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	183,900	<b>2024 Taxable:</b>	183,900	<b>Acreage:</b>	1.19
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Net RE:</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  
Style: TWO-STORY  
Exterior: Vinyl  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,718  
Ground Area: 1,567  
Garage Area: 1,500  
Basement Area: 1,151  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-119-4630-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HALL, GARY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4905 OGDEN HWY ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2661-439	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46010 ADRIAN CITY SCHOOL DISTRICT
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B
<b>Mailing Address:</b>		<b>Description:</b>	
HALL, GARY 4905 OGDEN HWY ADRIAN MI 49221		LD COMM 175 FT N OF S 1/4 POST SEC 19 AND RUNN TH E 225 FT TH N 125 FT TH W 225 FT TO N AND S 1/4 LI TH S ALG SD 1/4 LI 125 FT TO POB SEC 19	

## Most Recent Sale Information

Sold on 11/03/2023 for 175,000 by HALL, DANIEL & DANIELLE.

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

**Liber/Page:** 2661-439

## Most Recent Permit Information

None Found

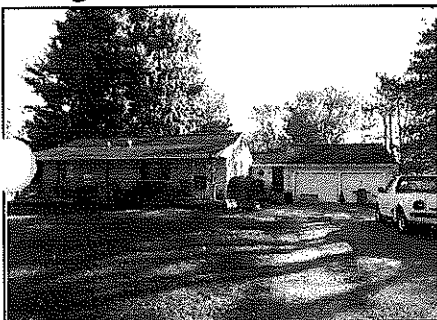
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	80,300	<b>2024 Taxable:</b>	80,300	<b>Acreage:</b>	0.65
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Assessment:</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: Vinyl  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,296  
Ground Area: 1,296  
Garage Area: 551  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-120-1025-00  
**Owner's Name:** DOUGHERTY, DANIEL V & CARRIE J  
**Property Address:** 4021 E CARLETON RD  
ADRIAN, MI 49221  
**Liber/Page:** 2663-542  
**Split:** 09/23/2016  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

DOUGHERTY, DANIEL V & CARRIE J  
4021 E CARLETON RD  
ADRIAN MI 49221

## Description:

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

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

## Most Recent Sale Information

Sold on 12/22/2023 for 324,900 by MANGAS, JOSHUA & SARAH MARIE.

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

**Liber/Page:** 2663-542

## Most Recent Permit Information

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

## Physical Property Characteristics

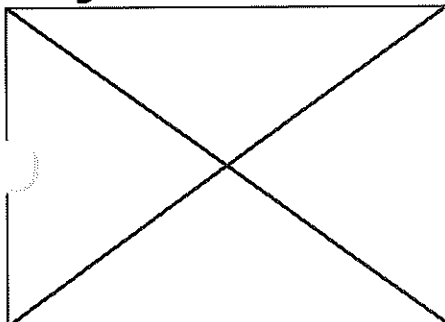
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	150,800	<b>2024 Taxable:</b>	150,800	<b>Acreage:</b>	3.09
<b>Toning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: TWO-STORY  
Exterior: Wood Siding  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,972  
Ground Area: 1,706  
Garage Area: 728  
Basement Area: 1,538  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 2  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-122-2090-00  
**Owner's Name:** RODGERS, LOGAN & JORDAN  
**Property Address:** 6583 ROUGET RD  
PALMYRA, MI 49268  
**Liber/Page:** 2658-454  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

RODGERS, LOGAN & JORDAN  
6583 ROUGET RD  
PALMYRA MI 49268

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2658-454

## Most Recent Permit Information

None Found

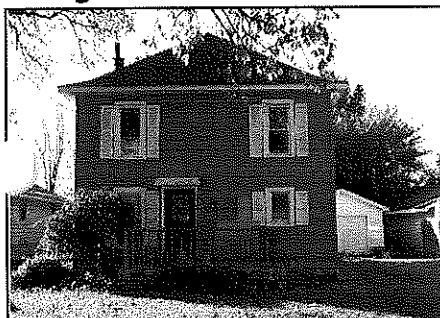
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	71,100	<b>2024 Taxable:</b>	71,100	<b>Acreage:</b>	0.34
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</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: CD  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,446  
Ground Area: 846  
Garage Area: 280  
Basement Area: 846  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-122-3650-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BUXTON, THOMAS & SARAH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4974 ROBB HWY PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2644-373	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

BUXTON, THOMAS & SARAH  
4974 ROBB HWY  
PALMYRA MI 49268

## Description:

LD BEG 584.6 FT E FROM SW COR SEC 22 RUNN TH N 2 DEG 37'30"E 210 FT TH E 415.3 FT TO CTR LI ROBB HWY TH S 2 DEG 37'30"W 210 FT TH W 415.3 FT TO POB

## Most Recent Sale Information

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

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

**Liber/Page:** 2644-373

## Most Recent Permit Information

Permit 24-0017 on 07/22/2024 for \$4,000 category REROOF.

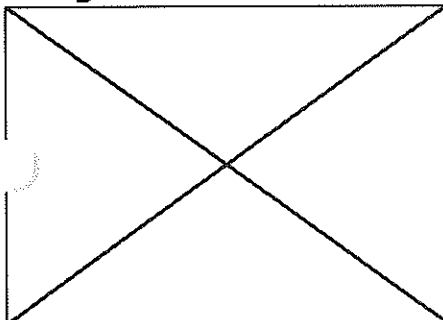
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	112,800	<b>2024 Taxable:</b>	106,890	<b>Acreage:</b>	2.00
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</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  
Style: TWO-STORY  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,794  
Ground Area: 1,106  
Garage Area: 794  
Basement Area: 688  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-126-2580-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HEATH-ANJUM, AMANDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7887 E US-223 BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2654-484	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

HEATH-ANJUM, AMANDA  
7887 E US-223  
BLISSFIELD MI 49228

## Description:

LD DES AS COMM AT A PT LOC 1917.92 FT S87^26'W & 671.76 N1^24'E FROM THE E1/4 COR OF SEC 26 T7S R4E TH N88^36'W 186.92 FT TH N4^07'E 317.35 FT TO THE CNTRLI OF HWY US-223 TH S71^22'E ALG SD CNTRLI 180 FT TH S1^24'W 263.67 FT TO THE POB

## Most Recent Sale Information

Sold on 04/21/2023 for 235,000 by KEEL, JUSTIN & FLORENCE.

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

**Liber/Page:** 2654-484

## Most Recent Permit Information

Permit 17-28 on 07/25/2017 for \$0 category REROOF.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	114,800	<b>2024 Taxable:</b>	114,800	<b>Acreage:</b>	1.14
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</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: 1880

Estimated TCV: Tentative

Occupancy: Single Family

Cmts:

Class: D

Style: TWO-STORY

Exterior:

% Good (Physical): 54

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 2,866

Ground Area: 2,127

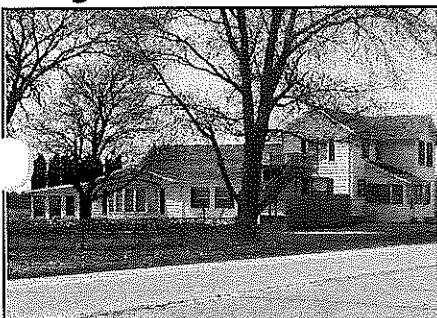
Garage Area: 641

Basement Area: 2,127

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-126-2820-00  
**Owner's Name:** HAMMACK, RANDI L & DOUGLAS F  
**Property Address:** 7980 E US-223  
BLISSFIELD, MI 49228  
**Liber/Page:** 2646-225  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

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

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2646-225

## Most Recent Permit Information

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

## Physical Property Characteristics

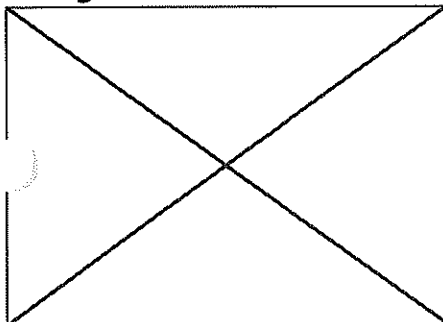
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	114,300	<b>2024 Taxable:</b>	107,415	<b>Acreage:</b>	0.83
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,856  
Ground Area: 1,856  
Garage Area: 500  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

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

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-126-3800-00  
**Owner's Name:** STREET, JEFFREY A & TONIA  
**Property Address:** 7446 CRAIG RD  
BLISSFIELD, MI 49228  
**Liber/Page:** 2661-991  
**Split:** // **Created:** //  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

STREET, JEFFREY A & TONIA  
4108 IFFLAND RD  
BLISSFIELD MI 49228

## Description:

LD BEG AT A PT LOC 176.45 FT W FROM S 1/4 POST SEC 26 T7S-R4E RUNN TH W 408 FT N 693.17 FT TO CTR OF VAN FLEET DRAIN TH ALG CTR SD DRAIN S 71°35'E 243.15 FT S 42°03'E 122.85 FT S 1°47'W 159.50 FT S 49°50'E 121.77 FT S 42°12'E 101.45 FT S 8°52'E 64 FT S 14°47'W 81.23 FT S 35°35'W 86.50 FT TO POB SEC 26

## Most Recent Sale Information

Sold on 11/20/2023 for 165,000 by BALLACHINO, ROBERT T & APRIL K.

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

**Liber/Page:** 2661-991

## Most Recent Permit Information

Permit 23-8221 on 01/04/2023 for \$0 category REMODEL.

## Physical Property Characteristics

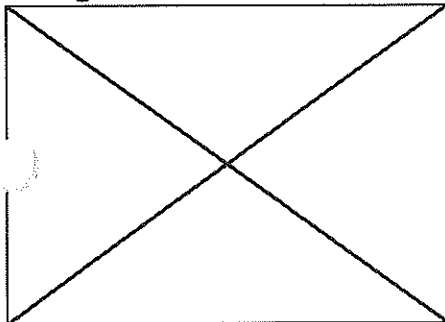
<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 96,000	<b>2024 Taxable:</b> 96,000	<b>Acreage:</b> 5.53
<b>Financing:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>RE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: D+10  
Style: TWO-STORY  
Exterior:  
% Good (Physical): 54  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,579  
Ground Area: 1,318  
Garage Area: 1,200  
Basement Area: 790  
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\*\*\*

09/25/2024 11:37 AM

**Parcel:** PA0-126-4550-00  
**Owner's Name:** RANCOURT, MARTIN & KAREN  
**Property Address:** 7820 CRAIG RD  
BLISSFIELD, MI 49228  
**Liber/Page:** 2660-30  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

RANCOURT, MARTIN & KAREN  
7820 CRAIG RD  
BLISSFIELD MI 49228

## Description:

LD BEG 1094.70 FT W FROM SE COR SEC 26 RUNN TH W 290 FT TH N 1 DEG 30'E 198 FT TH E 290 FT TH S 1 DEG 30'W 198 FT TO POB SEC 26

## Most Recent Sale Information

Sold on 09/20/2023 for 220,000 by WEHNER, STEPHEN J & LISA A.

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

**Liber/Page:** 2660-30

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	104,800	<b>2024 Taxable:</b>	104,800	<b>Acreage:</b>	1.31
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1899  
Occupancy: Single Family  
Class: CD  
Style: TWO-STORY  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Hot Water  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,975  
Ground Area: 1,617  
Garage Area: 0  
Basement Area: 477  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 5  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-128-4855-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GORNOWICZ, JEFFREY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	5756 ENGLE RD PALMYRA, MI 49268	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	2646-988	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	03/21/2016	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

GORNOWICZ, JEFFREY  
5756 ENGLE RD  
PALMYRA MI 49268

## Description:

W 400 FT OF S 545 FT OF SE1/4 SE1/4 SEC 28 T7S R4E LYING SW'ERLY OF THE CNTRL OF MEADOWBROOK DRAIN  
SPLIT ON 03/21/2016 FROM PA0-128-4865-00

## Most Recent Sale Information

Sold on 10/25/2022 for 510,000 by PODGORSKI, BRETT A & CIERRA A.

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

**Libers/Page:** 2646-988

## Most Recent Permit Information

Permit 18-10 on 05/11/2018 for \$20,000 category GARAGE/CPT.

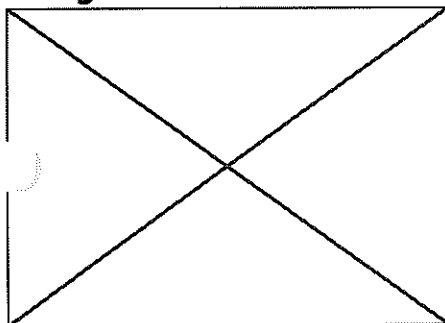
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	239,700	<b>2024 Taxable:</b>	224,490	<b>Acreage:</b>	2.60
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</b>	100.000 (Cond. 1st)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 2017	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: BC	
Style: TWO-STORY	
Exterior: Metal	
% Good (Physical): 93	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 200	
# of Bedrooms: 3	
Full Baths: 2 Half Baths: 0	
Floor Area: 2,160	
Ground Area: 1,440	
Garage Area: 552	
Basement Area: 1,440	
Basement Walls: Poured	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-129-3425-00  
**Owner's Name:** POWELL, RYAN N & MORGAN M  
**Property Address:** 4423 RAU HWY  
PALMYRA, MI 49268  
**Liber/Page:** 2653-843  
**Split:** 04/14/2021  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

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

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2653-843

## Most Recent Permit Information

None Found

## Physical Property Characteristics

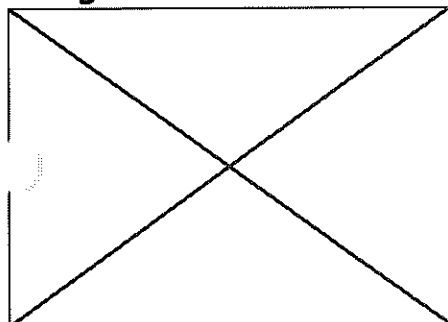
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	152,000	<b>2024 Taxable:</b>	152,000	<b>Acreeage:</b>	5.62
<b>Toning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1850  
Occupancy: Single Family  
Class: C  
Style: TWO-STORY  
Exterior:  
% Good (Physical): 88  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,047  
Ground Area: 1,250  
Garage Area: 0  
Basement Area: 1,250  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 5  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

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

## Mailing Address:

SNEAD, DALTON A  
5922 RAU HWY  
PALMYRA MI 49268

## Description:

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

## Most Recent Sale Information

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

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

**Libers/Page:** 2649-736

## Most Recent Permit Information

None Found

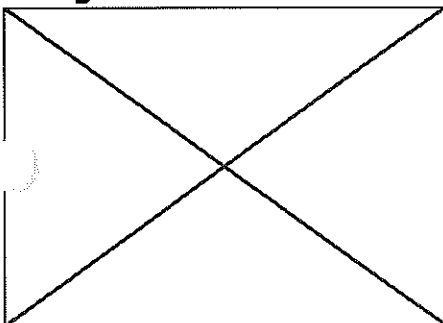
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	68,800	<b>2024 Taxable:</b>	68,800	<b>Acreage:</b>	5.00
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,152  
Ground Area: 1,152  
Garage Area: 0  
Basement Area: 1,152  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-130-2390-00  
**Owner's Name:** RODRIGUEZ, CARLY  
**Property Address:** 3909 SHARP RD  
ADRIAN, MI 49221  
**Liber/Page:** 2641-634  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46010 ADRIAN CITY SCHOOL DISTRICT  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

**Mailing Address:**

RODRIGUEZ, CARLY  
3909 SHARP RD  
ADRIAN MI 49221

**Description:**

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2641-634

## Most Recent Permit Information

None Found

## Physical Property Characteristics

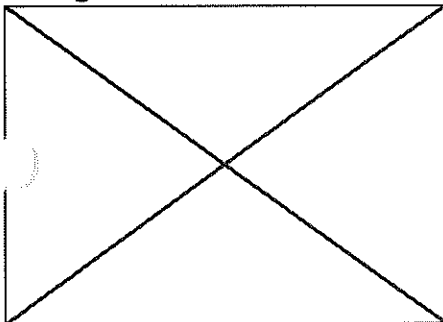
<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 84,300	<b>2024 Taxable:</b> 79,170	<b>Acreage:</b> 0.57
<b>Financing:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>IRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,056  
Ground Area: 1,056  
Garage Area: 1,152  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

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

## Image





# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-133-1950-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CARUSO, ANTHONY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	5472 E GORMAN RD PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2663-609	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

CARUSO, ANTHONY  
5472 E GORMAN RD  
PALMYRA MI 49268

## Description:

LD BEG ON E & W 1/4 LI SEC 33 2720. 10 FT N 89 DEG 49'30" W FROM E 1/4 COR SD SEC TH N 89 DEG 49'30"W 335 FT TH N 0 DEG 10'30"E 208 FT TH S 89 DEG 49'30"E 335 FT TH S 0 DEG 10'30"W 208 FT TO POB

## Most Recent Sale Information

Sold on 01/05/2024 for 196,000 by PELLO, GREGORY A.

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

**Liber/Page:** 2663-609

## Most Recent Permit Information

Permit 18-99552 on 10/16/2018 for \$0 category DEMOLITION.

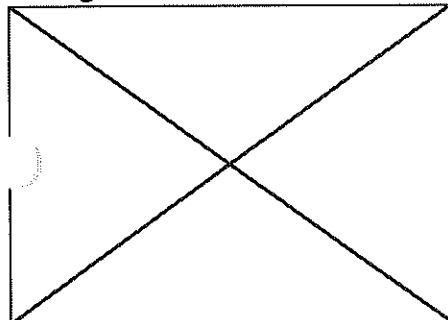
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	90,700	<b>2024 Taxable:</b>	74,368	<b>Acreage:</b>	1.60
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 5
Year Built: 1900	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D+5	
Style: TWO-STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 64	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 40	
# of Bedrooms: 4	
Full Baths: 2 Half Baths: 0	
Floor Area: 1,766	
Ground Area: 1,117	
Garage Area: 0	
Basement Area: 865	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

**Parcel:** PA0-134-3550-00  
**Owner's Name:** HONEYWELL, LANCE & AMBER  
**Property Address:** 6867 SCOTT HWY  
BLISSFIELD, MI 49228  
**Libers/Page:** 2651-967  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** PA0 PALMYRA TOWNSHIP  
**School:** 46040 BLISSFIELD COMMUNITY SCHOOLS  
**Neighborhood:** PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

HONEYWELL, LANCE & AMBER  
6867 SCOTT HWY  
BLISSFIELD MI 49228

## Description:

LD BEG IN CTR LI ROBB HWY AT A PT 1644 FT S FROM W 1/4 POST SEC 34 T7S R4E RUNN TH S 85 FT TH E 256 FT TH N 85 FT TH W 256 FT TO POB ALSO LD DES AS COMM AT THE W1/4 COR OF SD SEC TH S 1619 FT ALG THE W LI OF SD SEC (CNTRLI OF SCOTT HWY) FOR A POB TH CONT S 25 FT ALG THE SD LI & SD HWY TH E 256 FT TH N 25 FT TH W 256 FT TO THE POB  
02/07/2023 PT COMB FROM PA0-134-3055-00

## Most Recent Sale Information

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

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

**Libers/Page:** 2651-967

## Most Recent Permit Information

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

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	86,700	<b>2024 Taxable:</b>	86,700	<b>Acreage:</b>	0.65
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Net RE:</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: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,702  
Ground Area: 1,702  
Garage Area: 750  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/25/2024 11:37 AM

<b>Parcel:</b>	PA0-136-1100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CLARK, JACLYN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6259 S GROSVENOR HWY BLISSFIELD, MI 49228	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2659-973	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PM&B PALMYRA RESIDENTIAL M&B

## Mailing Address:

CLARK, JACLYN  
ALEXANDER IOCOANGELI  
6259 S GROSVENOR HWY  
BLISSFIELD MI 49228

## Description:

LD BEG AT SW COR OF NW 1/4 OF NW 1/4 SEC 36 TH N 4 RDS E 10 RDS S 4 RDS W 10 RDS TO POB .25 ACRE ALSO 2 RDS N & S BY 10 RDS E & W FROM OFF N SIDE OF W-1/2 OF SW-1/4 OF NW-1/4 1/8 ACRE SEC 36

## Most Recent Sale Information

Sold on 09/20/2023 for 185,000 by BETTIS, CRAIG A.

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

**Liber/Page:** 2659-973

## Most Recent Permit Information

Permit 17-45 on 10/18/2017 for \$0 category GARAGE/CPT.

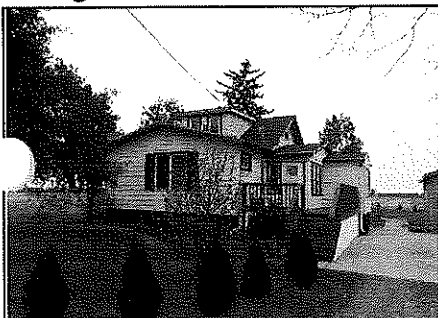
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	66,300	<b>2024 Taxable:</b>	66,300	<b>Acreage:</b>	0.37
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</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: D  
Style: TWO-STORY  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,172  
Ground Area: 1,016  
Garage Area: 792  
Basement Area: 830  
Basement Walls:  
Estimated TCV: Tentative

## Image



Palmyra Metes & Bounds Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PA0-102-1560-00	1367 S ROGERS HWY	11/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$98,300
PA0-104-4100-00	5665 DEMLOW RD	06/30/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,600
PA0-104-4100-00	5665 DEMLOW RD	07/18/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,100
PA0-105-4750-00	1924 S WILMOTH HWY	05/16/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$66,200
PA0-107-2850-00	3909 DEERFIELD RD	11/01/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$89,800
PA0-107-3050-00	3308 PARR HWY	10/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,400
PA0-107-3100-00	3272 PARR HWY	03/22/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$5,800
PA0-108-1950-00	2431 HUMPHREY HWY	10/05/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$166,000
PA0-108-2550-00	4000 DEERFIELD RD	06/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,500
PA0-115-4500-00	6502 ROUGET RD	01/26/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,100
PA0-115-4600-00	6584 ROUGET RD	05/11/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,800
PA0-115-4650-00	6600 ROUGET RD	05/26/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$89,400
PA0-116-2050-00	5708 PALMYRA RD	07/15/22	\$163,600	WD	03-ARM'S LENGTH	\$163,600	\$44,100
PA0-116-2200-00	5641 PALMYRA RD	06/09/22	\$145,900	WD	03-ARM'S LENGTH	\$145,900	\$59,800
PA0-117-4450-00	4912 E US-223	01/12/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,900
PA0-118-1725-00	3361 E US-223	10/11/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$88,600
PA0-118-3430-00	3000 OGDEN HWY	06/02/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$11,500
PA0-118-3440-00	3000 OGDEN HWY	04/18/22	\$29,000	MLC	03-ARM'S LENGTH	\$29,000	\$11,500
PA0-118-3450-00	3000 OGDEN HWY	04/18/22	\$29,000	MLC	03-ARM'S LENGTH	\$29,000	\$11,500
PA0-118-3470-00	3000 E CARLETON RD	05/05/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$11,500
PA0-118-3580-00	2922 E CARLETON RD	10/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,400
PA0-119-1080-00	3047 E CARLETON RD	11/14/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$48,100
PA0-119-4490-00	3770 SHARP RD	11/14/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,400
PA0-119-4630-00	4905 OGDEN HWY	11/03/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,000
PA0-120-1025-00	4021 E CARLETON RD	12/22/23	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$135,800
PA0-122-2090-00	6583 ROUGET RD	08/02/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,600
PA0-122-3650-00	4974 ROBB HWY	08/03/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$85,900
PA0-126-2580-00	7887 E US-223	04/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,900
PA0-126-3800-00	7446 CRAIG RD	11/20/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,400
PA0-126-4550-00	7820 CRAIG RD	09/20/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,900
PA0-128-3600-00	5000 ENGLE RD	04/18/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$9,800
PA0-128-4855-00	5756 ENGLE RD	10/25/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$183,900

PA0-129-3425-00	4423 RAU HWY	03/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,800
PA0-129-4580-00	5922 RAU HWY	01/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,000
PA0-130-2390-00	3909 SHARP RD	06/10/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$64,000
PA0-133-1950-00	5472 E GORMAN RD	01/05/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$81,300
PA0-134-3550-00	6867 SCOTT HWY	03/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000
PA0-136-1100-00	6259 S GROSVENOR HWY	09/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,400

Totals: \$7,095,100

\$7,095,100 \$2,627,000

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	Actual Front
31.71	\$214,680	\$145,325	\$50,005	10.00	10.00	\$14,531	\$0.33	0.00
48.00	\$24,225	\$20,000	\$24,225	0.97	0.97	\$20,640	\$0.47	0.00
44.40	\$24,225	\$25,000	\$24,225	0.97	0.97	\$25,800	\$0.59	0.00
56.10	\$144,589	\$411	\$27,000	1.75	1.75	\$235	\$0.01	0.00
30.97	\$235,514	\$104,236	\$49,750	9.95	9.95	\$10,476	\$0.24	0.00
50.55	\$183,090	\$12,768	\$30,858	3.57	3.57	\$3,574	\$0.08	0.00
32.22	\$15,008	\$18,000	\$13,400	0.54	0.54	\$33,582	\$0.77	0.00
35.32	\$415,033	\$133,537	\$78,570	15.71	15.71	\$8,498	\$0.20	0.00
38.00	\$132,654	\$125,000	\$132,654	28.90	28.90	\$4,325	\$0.10	0.00
54.20	\$59,546	\$16,954	\$26,500	1.50	1.50	\$11,303	\$0.26	0.00
46.44	\$120,659	\$4,091	\$6,750	0.27	0.27	\$15,152	\$0.35	0.00
39.75	\$243,255	(\$8,905)	\$9,450	0.38	0.38	(\$23,558)	(\$0.54)	0.00
26.96	\$116,068	\$63,582	\$16,050	0.64	0.64	\$99,037	\$2.27	0.00
40.99	\$155,740	\$5,160	\$15,000	0.60	0.60	\$8,600	\$0.20	0.00
38.39	\$160,288	\$48,812	\$19,200	0.77	0.77	\$63,557	\$1.46	0.00
23.63	\$438,126	\$168,936	\$232,062	60.58	6.12	\$2,789	\$0.06	0.00
39.66	\$27,222	\$29,000	\$27,222	2.01	2.01	\$14,421	\$0.33	0.00
39.66	\$27,222	\$29,000	\$27,222	2.01	2.01	\$14,421	\$0.33	0.00
39.66	\$27,222	\$29,000	\$27,222	2.01	2.01	\$14,421	\$0.33	0.00
39.66	\$27,286	\$29,000	\$27,286	2.04	2.04	\$14,195	\$0.33	0.00
42.47	\$279,227	\$48,053	\$27,280	1.89	1.89	\$25,425	\$0.58	0.00
20.05	\$198,152	\$73,293	\$31,545	4.03	4.03	\$18,187	\$0.42	0.00
46.31	\$363,292	\$17,278	\$25,570	1.19	1.19	\$14,519	\$0.33	0.00
41.14	\$160,558	\$30,567	\$16,125	0.65	0.65	\$47,391	\$1.09	0.00
41.80	\$297,432	\$57,603	\$30,135	3.09	3.09	\$18,642	\$0.43	0.00
45.76	\$140,175	\$7,325	\$8,500	0.34	0.34	\$21,544	\$0.49	0.00
32.66	\$222,632	\$67,868	\$27,500	2.00	2.00	\$33,934	\$0.78	0.00
43.79	\$229,314	\$31,106	\$25,420	1.14	1.14	\$27,286	\$0.63	0.00
52.97	\$191,620	\$6,910	\$33,530	5.53	5.53	\$1,250	\$0.03	0.00
42.68	\$206,986	\$38,944	\$25,930	1.31	1.31	\$29,728	\$0.68	0.00
54.44	\$16,895	\$18,000	\$16,895	6.00	6.00	\$3,000	\$0.07	0.00
36.06	\$474,224	\$64,976	\$29,200	2.60	2.60	\$24,991	\$0.57	0.00

24.49	\$301,073	\$17,547	\$33,620	5.62	5.62	\$3,122	\$0.07	0.00
33.13	\$137,567	\$55,433	\$33,000	5.00	5.00	\$11,087	\$0.25	0.00
30.48	\$166,087	\$58,263	\$14,350	0.57	0.57	\$101,503	\$2.33	0.00
41.48	\$179,223	\$43,477	\$26,700	1.60	1.60	\$27,173	\$0.62	0.00
33.68	\$170,926	\$35,249	\$16,175	0.65	0.65	\$54,481	\$1.25	0.00
32.11	\$130,732	\$63,518	\$9,250	0.37	0.37	\$171,670	\$3.94	0.00
<b>37.03</b>	<b>\$6,657,767</b>	<b>\$1,734,317</b>	<b>\$1,295,376</b>	<b>188.75</b>	<b>134.29</b>	<b>Average</b>	<b>Average</b>	<b>\$0.21</b>
<b>8.68</b>				<b>per Net Acre=&gt;</b>	<b>9,188.43</b>	<b>per SqFt=&gt;</b>		

ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
PM&B	2662-259		PALMYRA RESIDENTIAL M & B	401
PM&B	2641-888		PALMYRA RESIDENTIAL M & B	401
PM&B	2657-496		PALMYRA RESIDENTIAL M & B	401
PM&B	2654-998		PALMYRA RESIDENTIAL M & B	401
PM&B	2647-164		PALMYRA RESIDENTIAL M & B	401
PM&B	2661-201		PALMYRA RESIDENTIAL M & B	401
PM&B	2653-394		PALMYRA RESIDENTIAL M & B	401
PM&B	2646-454		PALMYRA RESIDENTIAL M & B	401
PM&B	2657-34		PALMYRA RESIDENTIAL M & B	402
PM&B	2664-272		PALMYRA RESIDENTIAL M & B	401
PM&B	2654-965		PALMYRA RESIDENTIAL M & B	401
PM&B	2640-163		PALMYRA RESIDENTIAL M & B	401
PM&B	2642-685		PALMYRA RESIDENTIAL M & B	401
PM&B	2640-844		PALMYRA RESIDENTIAL M & B	401
PM&B	2663-802		PALMYRA RESIDENTIAL M & B	401
PM&B	2646-310	PA0-118-1705-00	PALMYRA RESIDENTIAL M & B	401
PM&B	2640-530		PALMYRA RESIDENTIAL M & B	402
PM&B	2638-215		PALMYRA RESIDENTIAL M & B	402
PM&B	2638-217		PALMYRA RESIDENTIAL M & B	402
PM&B	2639-78		PALMYRA RESIDENTIAL M & B	402
PM&B	2660-998		PALMYRA RESIDENTIAL M & B	401
PM&B	2648-221		PALMYRA RESIDENTIAL M & B	401
PM&B	2661-974		PALMYRA RESIDENTIAL M & B	401
PM&B	2661-439		PALMYRA RESIDENTIAL M & B	401
PM&B	2663-542		PALMYRA RESIDENTIAL M & B	401
PM&B	2658-454		PALMYRA RESIDENTIAL M & B	401
PM&B	2644-373		PALMYRA RESIDENTIAL M & B	401
PM&B	2654-484		PALMYRA RESIDENTIAL M & B	401
PM&B	2661-991		PALMYRA RESIDENTIAL M & B	401
PM&B	2660-30		PALMYRA RESIDENTIAL M & B	401
PM&B	2654-134		PALMYRA RESIDENTIAL M & B	402
PM&B	2646-988		PALMYRA RESIDENTIAL M & B	401



PM&B 2653-843	PALMYRA RESIDENTIAL M & B	401
PM&B 2649-736	PALMYRA RESIDENTIAL M & B	401
PM&B 2641-634	PALMYRA RESIDENTIAL M & B	401
PM&B 2663-609	PALMYRA RESIDENTIAL M & B	401
PM&B 2651-967	PALMYRA RESIDENTIAL M & B	401
PM&B 2659-973	PALMYRA RESIDENTIAL M & B	401

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