

7

Neighborhoods Used: PM&B.PALMYRA RESIDENTIAL M&B

4423 RAU HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-129-3425-00	03/31/2023 PM&B	401	285,000	34,686
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	89	244,030	261,049
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6284	6722	0.935	



6867 SCOTT HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-134-3550-00	03/17/2023 PM&B	401	190,000	19,841
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	170,159	152,619
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	64	170,159	152,619	1.115



5922 RAU HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-129-4580-00	01/06/2023 PM&B	401	160,000	34,026
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	125,974	102,923
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	59	125,974	102,923	1.224



3047 E CARLETON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-119-1080-00	11/14/2022 PM&B	401	239,900	34,175
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	90	205,725	164,595
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	90	205,725	164,595	1.250



3. DEERFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-107-2850-00	11/01/2022 PM&B	401	290,000	51,103
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SINGLE STORY	59	237,055	181,907
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1842	1413	1.303	



5756 ENGLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-128-4855-00	10/25/2022 PM&B	401	510,000	30,365
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	94	445,895	415,127
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	33740	31412	1.074	



2431 HUMPHREY HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-108-1950-00	10/05/2022 PM&B	401	470,000	79,969
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG HOME	65	297,770	259,051
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	92261	80264	1.149	



4974 ROBB HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PAO-122-3650-00	08/03/2022 PM&B	401	263,000	31,582
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	64	231,418	192,926
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	64	231,418	192,926	1.200



Neighborhoods Used: PM&B.PALMYRA RESIDENTIAL M&B

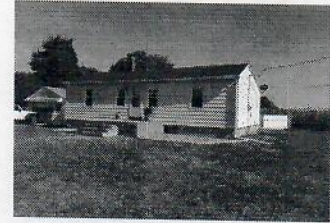
7980 E US-223

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-126-2820-00	07/19/2022 PM&B	401	183,600	25,049
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	154,850	197,552
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3701	4721	0.784	



5708 PALMYRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-116-2050-00	07/15/2022 PM&B	401	163,600	18,763
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SINGLE STORY	64	144,837	98,259
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3701	4721	0.784	



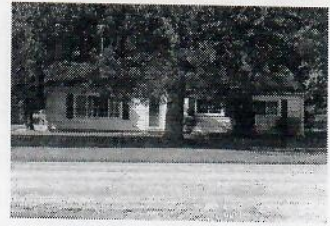
3909 SHARP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-130-2390-00	06/10/2022 PM&B	401	210,000	17,437
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	182,841	142,634
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9722	7584	1.282	



5641 PALMYRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-116-2200-00	06/09/2022 PM&B	401	145,900	16,453
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SINGLE STORY	65	129,447	140,610
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3701	4721	0.921	



60 ROUGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-115-4650-00	05/26/2022 PM&B	401	224,900	13,749
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	211,151	228,137
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3701	4721	0.926	



3720 E US-223

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-118-2240-00	05/12/2022 PM&B	401	150,000	30,326
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SINGLE STORY	64	116,652	190,712
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3022	4941	0.612	



5437 E CARLETON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-121-1350-00	03/14/2022 PM&B	401	159,900	17,566
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	140,920	175,908
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1414	1764	0.801	



6583 ROUGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
PA0-122-2090-00	03/04/2022 PM&B	401	125,000	9,526
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	65	115,474	131,901
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3701	4721	0.875	



Neighborhoods Used: PM&B.PALMYRA RESIDENTIAL M&B

4613 ACADEMY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-105-2125-00 01/24/2022 PM&B 401 219,500 35,940
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 79 183,560 194,863 0.942



4796 COOK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-129-2740-00 01/21/2022 PM&B 401 171,000 36,236
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 134,764 141,762 0.951



3595 E CARLETON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-119-2080-00 01/14/2022 PM&B 401 220,000 18,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI - LEVEL 64 201,297 181,923 1.106



4591 ROBB HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-122-3370-00 12/29/2021 PM&B 401 249,000 27,889
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 64 221,111 140,658 1.572



61 ROUGET RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-122-2080-00 09/20/2021 PM&B 401 126,000 17,994
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 64 108,006 146,376 0.738



4494 ENGLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-129-3900-00 07/31/2021 PM&B 401 169,000 30,536
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 46 138,464 118,546 1.168



8185 PIXLEY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-101-3570-00 07/08/2021 PM&B 401 136,000 18,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 54 109,607 108,444 1.011
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8143 8057 1.011

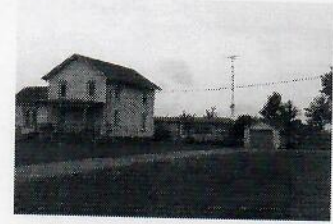


2803 LENAWEE HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-110-3720-00 07/06/2021 PM&B 401 210,000 24,206
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 83 185,794 214,909 0.865



Neighborhoods Used: PM&B.PALMYRA RESIDENTIAL M&B

4692 ROBB HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-122-3160-00 06/16/2021 PM&B 401 204,900 31,264
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 51 153,692 205,754 0.747
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 19944 26700 0.747



4021 E CARLETON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
PA0-120-1025-00 06/11/2021 PM&B 401 290,000 31,129
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 68 236,642 245,900 0.962
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 22229 23099 0.962



Neighborhoods Used: PM&B.PALMYRA RESIDENTIAL M&B

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 : 4,735,042
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 196,679
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 : 4,827,135
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 202,302
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: 26, 11, 15.28, 19.36, 1.026. After Application of E.C.F.s: 11.95, 16.83, 1.012.

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: PM&B.PALMYRA RESIDENTIAL M&B

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

- Single Family E.C.F. : 1.019 (26)
- Mobile Home E.C.F. : 1.000 (0)
- Trailer Home E.C.F. : 1.000 (0)
- Agricultural E.C.F. : 1.029 (11)
- Commercial E.C.F. : 1.000 (0)

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

- Starting Date: 04/01/2021
- Ending Date: 03/31/2023
- Terms Selected: 3
- Analyze by Style:
- Analyze by %Good: X
- Show Valid Data : X
- Show Invalid Data :
- Show Costs and Residuals: X
- Use Infl. Adj. Sale Prices:
- Neighborhood(s): PM&B - PALMYRA RESIDENTIAL M&B

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Max # of Res. Buildings: 300           Minimum E.C.F. (Residential): 0.60
                                        Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 300           Minimum E.C.F. (Agricultural): 0.25
                                        Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300           Minimum E.C.F. (Commercial): 0.25
                                        Maximum E.C.F. (Commercial): 3.00
    
```

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-101-3570-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HARPER, STEPHANIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8185 PIXLEY RD PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2622-196	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B
Mailing Address:		Description:	
HARPER, STEPHANIE 8185 PIXLEY RD PALMYRA MI 49268		LD DES AS COMM AT THE W1/4 COR OF SEC 1 T7S R4E TH S 1326.20 FT ALG THE W LI OF SD SEC (CNTRLI OF GROSVENOR HWY) TO THE CNTRLI OF PIXLEY HWY TH N81^31'45"E 245.52 FT ALG SD CNTRLI TH N70^41'16"E 146.55 FT (REC 141.84 FT) ALG SD CNTRLI FOR A POB TH CONT N70^41'16"E 136.93 FT ALG SD CNTRLI TH S15^00'40"E 79.79 FT TH S09^43'14"E 80.76 FT TH S01^14'34"E 77.87 FT TH S88^45'55"W 150.38 FT TH N04^25'00"W 193.04 FT TO POB (SURVEY 0.734 AC)	

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-196

Most Recent Permit Information

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

Physical Property Characteristics

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

Improvement Data

of Residential Buildings: 1

Year Built: 1950

Occupancy: Single Family

Class: CD

Style: TWO-STORY

Exterior: Wood Siding

% Good (Physical): 54

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,488

Ground Area: 1,029

Garage Area: 0

Basement Area: 1,029

Basement Walls:

Estimated TCv: Tentative

of Agricultural Buildings: 1

Estimated TCv: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-105-2125-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARTINEZ, RENE O	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4613 ACADEMY RD ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2643-544	Prev. Taxable Stat	TAXABLE
Split:	09/08/2020	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B
Mailing Address:	MARTINEZ, RENE O ESMERALDA OCHOA 4613 ACADEMY RD ADRIAN MI 49221	Description:	LD DES AS BEG ON THE N LI OF SEC 5 T7S R4E 115 FT S88^38'12"W FROM THE N1/4 COR OF SD SEC TH S01^21'48"E 200 FT TH S88^38'12"W 300 FT TH N01^21'48"W 200 FT TH N88^38'12"E 300 FT ALG SD N LI OF SD SEC TO THE POB (SURVEY 1.38 AC) SPLIT ON 09/08/2020 FROM PA0-105-2100-00

Most Recent Sale Information

None Found

Most Recent Permit Information

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

Physical Property Characteristics

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

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-107-2850-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GOSSMAN, KELSEY & HEATHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3909 DEERFIELD RD ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2647-164	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46090 MADISON SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B
Mailing Address:		Description:	
GOSSMAN, KELSEY & HEATHER 3909 DEERFIELD RD ADRIAN MI 49221		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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	107,900	2023 Taxable:	107,900	Acreage:	9.95
Financing:		Land Value:	Tentative	Frontage:	0.0
Net RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

HERB, TIFFANY & SHAWN
2431 HUMPHREY HWY
PALMYRA MI 49268

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2646-454

Most Recent Permit Information

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

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	190,900	2023 Taxable:	190,900	Acres:	15.71
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: BC
Style: LOG HOME
Exterior: Log
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,884
Ground Area: 1,356
Garage Area: 0
Basement Area: 1,356
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-110-3720-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLAYTON, DANIELLE N & MICHAEL O	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2803 LENAWEЕ HWY PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2622-524	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

CLAYTON, DANIELLE N & MICHAEL O
2803 LENAWEЕ HWY
PALMYRA MI 49268

Description:

LD DES AS COMM AT A PT ON THE W LI OF SEC 10 T7S R4E 371.08 FT N OF THE SW COR OF SD SEC TH N ALG SD SEC LI 138 FT TH E AT RIGHT ANGLES TO SAID SEC LI 222.70 FT TH S PAR WITH THE FIRST COURSE 203.33 FT TH N73^39'W 232.09 FT TO THE POB

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-524

Most Recent Permit Information

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

Physical Property Characteristics

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

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-163

Most Recent Permit Information

None Found

Physical Property Characteristics

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

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

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

Liber/Page: 2642-685

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 52,800

2023 Taxable: 52,800

Acreage: 0.64

Financing:

Land Value: Tentative

Frontage: 0.0

Assessed Value: 100,000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1972

Occupancy: Single Family

Class: D

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: 1,054

Ground Area: 1,054

Garage Area: 462

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	70,700	2023 Taxable:	70,700	Acres:	0.60
Zoning:		Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1958
Occupancy: Single Family
Class: C+5
Style: SINGLE STORY
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,349
Ground Area: 1,349
Garage Area: 392
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

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

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2639-766

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,500	2023 Taxable:	102,500	Acres:	2.63
Financing:		Land Value:	Tentative	Frontage:	0.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C+5
Style: SINGLE STORY
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,671
Ground Area: 1,671
Garage Area: 649
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

SCOTT, JENNIFER
3047 E CARLETON RD
ADRIAN MI 49221

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2648-221

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	57,600	2023 Taxable:	57,600	Acreeage:	4.03
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior: Vinyl
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,201
Ground Area: 1,201
Garage Area: 616
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-119-2080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VONLINSOWE, JESSE MARTIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3595 E CARLETON RD ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2632-651	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B
Mailing Address:		Description:	
VONLINSOWE, JESSE MARTIN 3595 E CARLETON RD ADRIAN MI 49221		LD BEG 358.92 FT E FROM N 1/4 POST SEC 19 RUNN TH E 150 FT TH S 200 FT TH W 150 FT TH N 200 FT TO POB SEC 19	

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-651

Most Recent Permit Information

None Found

Physical Property Characteristics

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

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

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

Description:

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

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620-846

Most Recent Permit Information

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

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	135,800	2023 Taxable:	121,905	Acreage:	3.09
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,972
Ground Area: 1,706
Garage Area: 728
Basement Area: 1,538
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-121-1350-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	METZINGER, SCOTT A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5437 E CARLETON RD PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2635-627	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:	Description:
METZINGER, SCOTT A 5437 E CARLETON RD PALMYRA MI 49268	THAT PART OF E 1/2 OF NW 1/4 SEC 21 T7S-R4E COMM AT A PT ON N LI SD SEC 226.50 FT W OF N 1/4 POST RUNN TH S 283 FT TH W 102 FT TH N 283 FT TH E 102 FT TO POB SEC 21

Most Recent Sale Information

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

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2635-627
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Most Recent Permit Information

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

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	87,800	2023 Taxable:	87,800	Acreage:	0.66
Zoning:		Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-122-2080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GIBSON, ADAM	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6573 ROUGET RD PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2626-489	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	4604 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

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

Description:

LD BEG 477.77 FT E FROM N 1/4 POST SEC 22 RUNN TH E 112.91 FT TH S 195 .20 FT TH W 118.52 FT TO SE COR LOT 42 SUPV PLAT NO 1 OF PALMYRA TH N 194.68 FT TO POB EX E 50 FT SEC 22 ALSO LD BEG 388.89 FT E & 194.25 FT S FROM N-1/4 POST SEC 22 RUNN TH E 86.90 FT TO SE COR LOT 42 TH E 67.36 FT TH S 100.18 FT TH W 155.34 FT TH N 100.12 FT TO POB - SEC 22

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2626-489

Most Recent Permit Information

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

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 74,000

2023 Taxable: 65,730

Acreage: 0.63

Zoning:

Land Value: Tentative

Frontage: 0.0

RE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1940

Occupancy: Single Family

Class: D+10

Style: CONVENTIONAL

Exterior:

% Good (Physical): 64

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,518

Ground Area: 918

Garage Area: 575

Basement Area: 918

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-122-2090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RODGERS, LOGAN & JORDAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6583 ROUGET RD PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2658-454	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 63,600

2023 Taxable: 63,600

Acres: 0.34

Financing:

Land Value: Tentative

Frontage: 0.0

RE: 100,000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1940

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 65

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,446

Ground Area: 846

Garage Area: 280

Basement Area: 846

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-122-3160-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DAVIS, ERIC JOSHUA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4692 ROBB HWY PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2621-98	Prev. Taxable Stat	TAXABLE
Split:	06/17/2008	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

DAVIS, ERIC JOSHUA
4692 ROBB HWY
PALMYRA MI 49268

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2621-99

Most Recent Permit Information

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

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	119,400	2023 Taxable:	105,210	Acreage:	3.18
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 2
Year Built: 0
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior:
% Good (Physical): 51
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 3,612
Ground Area: 2,940
Garage Area: 308
Basement Area: 672
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 5
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-122-3370-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HANDY, AARON J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4591 ROBB HWY PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2631-722	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

HANDY, AARON J
4591 ROBB HWY
PALMYRA MI 49268

Description:

1 ACRE IN SW 1/4 SEC 22 COMM IN CTR OF HWY 6 CHS S OF N LI OF SW-1/4 TH E 225 FT TH S AT RT ANG 190 FT TH W 237.5 FT TO CTR OF HWY TH NE'LY ALG SD CTR LI 190 FT TO POB SEC 22

Most Recent Sale Information

Sold on 12/29/2021 for 249,000 by JACOBS, CONNIE S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-722

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 76,000

2023 Taxable: 67,515

Acres: 1.00

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1952

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 64

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 2 Half Baths: 0

Floor Area: 1,029

Ground Area: 823

Garage Area: 1,662

Basement Area: 823

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-373

Most Recent Permit Information

None Found

Physical Property Characteristics

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

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,300	2023 Taxable:	102,300	Acres:	0.83
Financing:		Land Value:	Tentative	Frontage:	0.0
APRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,856
Ground Area: 1,856
Garage Area: 500
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Liber/Page: 2646-988

Most Recent Permit Information

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

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	213,800	2023 Taxable:	213,800	Acres:	2.60
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2017
Occupancy: Single Family
Class: BC
Style: TWO-STORY
Exterior: Metal
% Good (Physical): 94
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

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-129-2740-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	THOMPSON, KEATON CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4796 COOK RD PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2632-961	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

THOMPSON, KEATON CHRISTOPHER
4796 COOK RD
PALMYRA MI 49268

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-961

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	81,500	2023 Taxable:	81,500	Acreage:	3.60
Financing:		Land Value:	Tentative	Frontage:	0.0
Assessment:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 75
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,296
Ground Area: 1,296
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

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

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2653-843

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 136,900

2023 Taxable: 136,900

Acreage: 5.62

Financing:

RE: 0.000

Land Value: Tentative

Frontage: 0.0

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1850

Occupancy: Single Family

Class: C

Style: TWO-STORY

Exterior:

% Good (Physical): 89

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 2,047

Ground Area: 1,250

Garage Area: 0

Basement Area: 1,250

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-780

Most Recent Permit Information

None Found

Physical Property Characteristics

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

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

SNEAD, DALTON A
5922 RAU HWY
PALMYRA MI 49268

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2649-736

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	63,300	2023 Taxable:	53,682	Acreage:	5.00
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Mailing Address:

RODRIGUEZ, CARLY
3909 SHARP RD
ADRIAN MI 49221

Description:

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2641-634

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 75,400

2023 Taxable: 75,400

Acres: 0.57

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1972

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Vinyl

% Good (Physical): 65

Heating System: Forced Heat & Cool

Electric - Amps Service: 150

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 1,056

Ground Area: 1,056

Garage Area: 1,152

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

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

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2651-967

Most Recent Permit Information

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

Physical Property Characteristics

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

Improvement Data

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

Palmyra Metes & Bounds ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PA0-118-2240-00	3720 E US-223	05/12/22	\$150,000	MIC	03-ARM'S LENGTH	\$150,000	\$87,700
PA0-118-1725-00	3361 E US-223	10/11/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$174,400
PA0-122-2080-00	6573 ROUGET RD	09/20/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,200
PA0-122-3160-00	4692 ROBB HWY	06/16/21	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$90,800
PA0-126-2820-00	7980 E US-223	07/19/22	\$183,600	WD	03-ARM'S LENGTH	\$183,600	\$85,600
PA0-121-1350-00	5437 E CARLETON RD	03/14/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$71,800
PA0-110-3720-00	2803 LENAWEE HWY	07/06/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,100
PA0-122-2090-00	6583 ROUGET RD	03/04/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,300
PA0-116-2200-00	5641 PALMYRA RD	06/09/22	\$145,900	WD	03-ARM'S LENGTH	\$145,900	\$59,800
PA0-115-4650-00	6600 ROUGET RD	05/26/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$89,400
PA0-129-3425-00	4423 RAU HWY	03/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,800
PA0-129-2740-00	4796 COOK RD	01/21/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$68,900
PA0-120-1025-00	4021 E CARLETON RD	06/11/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$97,600
PA0-101-3570-00	8185 PIXLEY RD	07/08/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$50,000
PA0-128-4855-00	5756 ENGLE RD	10/25/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$183,900
PA0-119-2080-00	3595 E CARLETON RD	01/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,700
PA0-134-3550-00	6867 SCOTT HWY	03/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000
PA0-108-1950-00	2431 HUMPHREY HWY	10/05/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$166,000
PA0-129-3900-00	4494 ENGLE RD	07/31/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$55,000
PA0-122-3650-00	4974 ROBB HWY	08/03/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$85,900
PA0-129-4580-00	5922 RAU HWY	01/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,000
PA0-119-1080-00	3047 E CARLETON RD	11/14/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$48,100
PA0-130-2390-00	3909 SHARP RD	06/10/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$64,000
PA0-107-2850-00	3909 DEERFIELD RD	11/01/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$89,800
PA0-116-2050-00	5708 PALMYRA RD	07/15/22	\$163,600	WD	03-ARM'S LENGTH	\$163,600	\$44,100
PA0-122-3370-00	4591 ROBB HWY	12/29/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$62,800

Totals: \$5,921,700

\$5,921,700

\$2,123,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
58.47	\$217,094	\$30,326	\$119,674	\$195,653	0.612	1,671	\$71.62	PM&B
46.51	\$445,328	\$248,234	\$126,766	\$206,484	0.614	1,260	\$100.61	PM&B
48.57	\$157,929	\$17,994	\$108,006	\$146,376	0.738	1,518	\$71.15	PM&B
44.31	\$251,995	\$31,264	\$173,636	\$232,454	0.747	3,612	\$48.07	PM&B
46.62	\$218,158	\$25,049	\$158,551	\$202,273	0.784	1,856	\$85.43	PM&B
44.90	\$187,322	\$17,566	\$142,334	\$177,672	0.801	1,358	\$104.81	PM&B
34.33	\$229,659	\$24,206	\$185,794	\$214,909	0.865	1,338	\$138.86	PM&B
43.44	\$135,623	\$9,526	\$115,474	\$131,901	0.875	1,446	\$79.86	PM&B
40.99	\$150,876	\$16,453	\$129,447	\$140,610	0.921	1,349	\$95.96	PM&B
39.75	\$231,848	\$13,749	\$211,151	\$228,137	0.926	2,095	\$100.79	PM&B
24.49	\$290,299	\$34,686	\$250,314	\$267,771	0.935	2,047	\$122.28	PM&B
40.29	\$171,760	\$36,236	\$134,764	\$141,762	0.951	1,296	\$103.98	PM&B
33.66	\$286,998	\$31,129	\$258,871	\$268,998	0.962	2,972	\$87.10	PM&B
36.76	\$129,173	\$18,250	\$117,750	\$116,500	1.011	1,488	\$79.13	PM&B
36.06	\$455,497	\$30,365	\$479,635	\$446,539	1.074	2,160	\$222.05	PM&B
33.50	\$192,621	\$18,703	\$201,297	\$181,923	1.106	1,721	\$116.97	PM&B
33.68	\$165,745	\$19,841	\$170,159	\$152,619	1.115	1,702	\$99.98	PM&B
35.32	\$399,860	\$79,969	\$390,031	\$339,316	1.149	1,884	\$207.02	PM&B
32.54	\$143,866	\$30,536	\$138,464	\$118,546	1.168	1,364	\$101.51	PM&B
32.66	\$216,019	\$31,582	\$231,418	\$192,926	1.200	1,794	\$129.00	PM&B
33.13	\$132,420	\$34,026	\$125,974	\$102,923	1.224	1,152	\$109.35	PM&B
20.05	\$191,528	\$34,175	\$205,725	\$164,595	1.250	1,201	\$171.29	PM&B
30.48	\$160,621	\$17,437	\$192,563	\$150,218	1.282	1,056	\$182.35	PM&B
30.97	\$226,278	\$51,103	\$238,897	\$183,320	1.303	1,980	\$120.66	PM&B
26.96	\$112,699	\$18,763	\$144,837	\$98,259	1.474	1,054	\$137.42	PM&B
25.22	\$162,358	\$27,889	\$221,111	\$140,658	1.572	1,029	\$214.88	PM&B
35.86	\$5,663,574		\$4,972,643	\$4,943,343	1.006		\$119.31	
8.55					1.025			
					Ave. E.C.F. =>		Std. Deviation=>	0.245962
					Ave. E.C.F. =>		Ave. Variance=>	76.8999

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depn.
69.1505	SINGLE STORY	\$29,260		PALMYRA RESIDENTIAL M & B	401	64
95.8051	RANCH	\$247,173	PA0-118-1705-00	PALMYRA RESIDENTIAL M & B	401	76
41.1594	CONVENTIONAL	\$15,750		PALMYRA RESIDENTIAL M & B	401	64
36.7956	TWO-STORY	\$30,270		PALMYRA RESIDENTIAL M & B	401	51
29.0272	RANCH	\$20,750		PALMYRA RESIDENTIAL M & B	401	64
44.8781	RANCH	\$16,500		PALMYRA RESIDENTIAL M & B	401	64
86.4524	TWO-STORY	\$21,800		PALMYRA RESIDENTIAL M & B	401	83
37.4423	CONVENTIONAL	\$8,500		PALMYRA RESIDENTIAL M & B	401	65
92.0611	SINGLE STORY	\$15,000		PALMYRA RESIDENTIAL M & B	401	65
92.5545	RANCH	\$9,450		PALMYRA RESIDENTIAL M & B	401	59
21.4659	TWO-STORY	\$33,620		PALMYRA RESIDENTIAL M & B	401	89
24.8880	RANCH	\$30,900		PALMYRA RESIDENTIAL M & B	401	75
96.2351	TWO-STORY	\$30,135		PALMYRA RESIDENTIAL M & B	401	68
101.0728	TWO-STORY	\$18,250		PALMYRA RESIDENTIAL M & B	401	54
22.9050	TWO-STORY	\$29,200		PALMYRA RESIDENTIAL M & B	401	94
110.6498	BI-LEVEL	\$17,250		PALMYRA RESIDENTIAL M & B	401	64
8.4594	RANCH	\$16,175		PALMYRA RESIDENTIAL M & B	401	64
114.9463	LOG HOME	\$78,570		PALMYRA RESIDENTIAL M & B	401	65
30.6008	CONVENTIONAL	\$25,000		PALMYRA RESIDENTIAL M & B	401	46
119.9519	TWO-STORY	\$27,500		PALMYRA RESIDENTIAL M & B	401	64
34.8008	RANCH	\$33,000		PALMYRA RESIDENTIAL M & B	401	59
124.9885	CONVENTIONAL	\$31,545		PALMYRA RESIDENTIAL M & B	401	90
128.1887	RANCH	\$14,350		PALMYRA RESIDENTIAL M & B	401	65
130.3168	SINGLE STORY	\$49,750		PALMYRA RESIDENTIAL M & B	401	59
147.4027	SINGLE STORY	\$16,050		PALMYRA RESIDENTIAL M & B	401	64
157.1977	CONVENTIONAL	\$25,000		PALMYRA RESIDENTIAL M & B	401	64

1.9361

Coefficient of Var=> 75.0031628

Palmyra Metes & Bounds Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PA0-101-3570-00	8185 PIXLEY RD	07/08/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$50,000
PA0-104-4100-00	5665 DEMLOW RD	09/15/21	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$9,100
PA0-104-4100-00	5665 DEMLOW RD	06/30/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,600
PA0-107-2850-00	3909 DEERFIELD RD	11/01/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$89,800
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
PA0-110-3720-00	2803 LENAWEE HWY	07/06/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,100
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
PA0-118-1725-00	3361 E US-223	10/11/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$174,400
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
PA0-118-3460-00	3456 E CARLETON RD	04/25/22	\$29,000	MLC	03-ARM'S LENGTH	\$29,000	\$11,600
PA0-118-3470-00	3000 E CARLETON RD	05/05/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$11,500
PA0-118-3490-00	3000 OGDEN HWY	04/07/21	\$57,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$57,000	\$22,800
PA0-119-1080-00	3047 E CARLETON RD	11/14/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$48,100
PA0-119-2080-00	3595 E CARLETON RD	01/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,700
PA0-120-1025-00	4021 E CARLETON RD	06/11/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$97,600
PA0-122-3370-00	4591 ROBB HWY	12/29/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$62,800
PA0-122-3650-00	4974 ROBB HWY	08/03/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$85,900
PA0-128-4855-00	5756 ENGLE RD	10/25/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$183,900
PA0-129-2740-00	4796 COOK RD	01/21/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$68,900
PA0-129-3425-00	4423 RAU HWY	03/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,800
PA0-129-3900-00	4494 ENGLE RD	07/31/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$55,000
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
PA0-134-3550-00	6867 SCOTT HWY	03/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000
Totals:			\$5,228,300			\$5,228,300	\$1,777,200

Sale. Ratio =>

Std. Dev. =>

