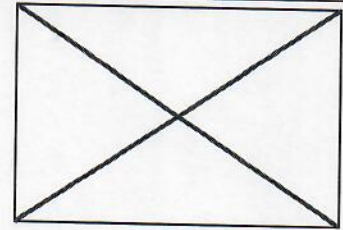


9

Neighborhoods Used: PVILL.PALMYRA VILLAGE

6377 ROUGET RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-700-0313-00 03/07/2023 PVILL 401 56,000 4,087
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 45 51,913 84,618 0.614



6449 ROUGET RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-700-0400-00 06/17/2022 PVILL 401 146,000 3,726
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 142,274 117,307 1.213



6401 E US-223
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-700-0890-00 08/12/2021 PVILL 401 100,000 8,494
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 59 91,506 151,379 0.604



Neighborhoods Used: PVILL.PALMYRA VILLAGE

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 : 353,303
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

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

Total Single Family Sale Residual Values : 285,693
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 3, 0, 16.20, 32.60, 1.093.

Economic Condition Factor Estimates (# of data points)

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:22 PM

Parcel:	PA0-700-0313-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LINGER, KEVIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6377 ROUGET RD PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2651-746	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PVILL PALMYRA VILLAGE

Mailing Address:

LINGER, KEVIN
6377 ROUGET RD
PALMYRA MI 49268

Description:

E 65 FT AT RT ANG TO MONROE ST OF LOT 31 SUPERVISORS PLAT NO 1

Most Recent Sale Information

Sold on 03/07/2023 for 56,000 by SALAZAR, CARLOS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2651-746

Most Recent Permit Information

Permit 23-0022 on 01/03/2023 for \$0 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	36,200	2023 Taxable:	36,200	Acreage:	0.08
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: 1940
Occupancy: Single Family
Class: D+5
Style: RANCH
Exterior:
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,048
Ground Area: 1,048
Garage Area: 770
Basement Area: 1,048
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:22 PM

Parcel:	PA0-700-0400-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SPEIGEL, DAVID	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6449 ROUGET RD PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2641-631	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PVILL PALMYRA VILLAGE
Mailing Address:		Description:	
SPEIGEL, DAVID 6449 ROUGET RD PALMYRA MI 49268		LOT 40 SUPERVISORS PLAT NO 1	

Most Recent Sale Information

Sold on 06/17/2022 for 146,000 by JAVELLO, ANTHONY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2641-631

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	50,300	2023 Taxable:	50,300	Acreeage:	0.18
Financing:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1943
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior:
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,037
Ground Area: 601
Garage Area: 864
Basement Area: 601
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:22 PM

Parcel:	PA0-700-0890-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLARK, MICHELLE A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6401 E US-223 PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2624-854	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PVILL PALMYRA VILLAGE
Created:	//		
Active:	Active		
Mailing Address:		Description:	
CLARK, MICHELLE A 6401 E US-223 PALMYRA MI 49268		LOT 89 SUPV PLAT NO 1	

Most Recent Sale Information

Sold on 08/12/2021 for 100,000 by URIBE, LAURA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2624-854

Most Recent Permit Information

Permit 23-8412 on 01/04/2023 for \$0 category DECK/PORCH.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	67,500	2023 Taxable:	67,500	Acreage:	0.50
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: 1880
Occupancy: Single Family
Class: D+10
Style: TWO-STORY
Exterior:
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 2,180
Ground Area: 1,460
Garage Area: 0
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Palmyra Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PA0-700-0313-00	6377 ROUGET RD	03/07/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$34,700	61.96
PA0-700-0400-00	6449 ROUGET RD	06/17/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$49,000	33.56
PA0-700-0890-00	6401 E US-223	08/12/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$58,800	58.80
Totals:			\$302,000			\$302,000	\$142,500	
							Sale. Ratio =>	47.19
							Std. Dev. =>	15.57

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
\$77,789	\$4,087	\$51,913	\$84,618	0.614	1,048	\$49.54	PVILL	19.6774	
\$105,900	\$3,726	\$142,274	\$117,307	1.213	1,037	\$137.20	PVILL	40.2565	
\$140,345	\$8,494	\$91,506	\$151,379	0.604	2,180	\$41.98	PVILL	20.5791	
\$324,034		\$285,693	\$353,303			\$76.24		0.1640	
				E.C.F. =>	0.809	Std. Deviation=>		0.34866063	
				Ave. E.C.F. =>	0.810	Ave. Variance=>		26.8377	
								Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$1,200	PALMYRA VILLAGE	401	45
TWO-STORY	\$2,700	PALMYRA VILLAGE	401	67
TWO-STORY	\$7,500	PALMYRA VILLAGE	401	59

33.12169573

Palmyra Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PA0-420-0110-00	3360 HUMPHREY HWY	08/11/22	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$64,800	41.94
PA0-420-0280-00	3140 HUMPHREY HWY	11/10/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$115,900	73.35
PA0-420-0330-00	3040 HUMPHREY HWY	04/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,700	41.13
PA0-420-0480-00	3300 MANOR DR	11/02/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,600	42.40
PA0-420-0580-00	3040 MANOR DR	12/10/21	\$118,250	PTA	03-ARM'S LENGTH	\$118,250	\$50,500	42.71
PA0-430-0060-00	3317 SHARP RD	03/31/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$105,100	36.49
PA0-440-0030-00	3534 DEERFIELD RD	02/03/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$62,900	27.35
PA0-450-0060-00	4918 OGDEN HWY	04/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,800	49.89
PA0-700-0313-00	6377 ROUGET RD	03/07/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$34,700	61.96
PA0-700-0400-00	6449 ROUGET RD	06/17/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$49,000	33.56
PA0-700-0890-00	6401 E US-223	08/12/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$58,800	58.80
Totals:						\$1,730,750	\$756,800	

Sale. Ratio => 43.73
 Std. Dev. => 13.56

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$133,308	\$38,442	\$17,250	0.69	0.69	\$55,713	\$1.28	PPLAT 2643-689	
\$239,125	(\$60,875)	\$20,250	0.81	0.81	(\$75,154)	(\$1.73)	PPLAT 2647-768	
\$126,533	\$45,217	\$21,750	0.87	0.87	\$51,974	\$1.19	PPLAT 2637-268	
\$130,468	\$43,907	\$24,375	0.98	0.98	\$45,033	\$1.03	PPLAT 2647-511	
\$136,418	\$7,843	\$26,011	1.34	1.34	\$5,866	\$0.13	PPLAT 2630-953	
\$303,084	\$9,166	\$24,250	0.97	0.97	\$9,449	\$0.22	PPLAT 2636-895	
\$235,307	\$20,578	\$25,885	1.30	1.30	\$15,890	\$0.36	PPLAT 2650-775	
\$185,243	\$5,757	\$11,000	0.44	0.44	\$13,084	\$0.30	PPLAT 2638-631	
\$78,189	(\$20,589)	\$1,600	0.08	0.08	(\$257,363)	(\$5.91)	PVILL 2651-746	
\$106,800	\$42,800	\$3,600	0.18	0.18	\$237,778	\$5.46	PVILL 2641-631	
\$142,845	(\$32,845)	\$10,000	0.50	0.50	(\$65,690)	(\$1.51)	PVILL 2624-854	
\$1,817,320	\$99,401	\$185,971	8.15	8.15				
			Average	Average				
			per Net Acre=>	12,200.93	per SqFt=>	\$0.28		

Land Table	Inspected Date	Class
PALMYRA PLATTED	5/15/2018	401
PALMYRA PLATTED	5/15/2018	401
PALMYRA PLATTED	5/15/2018	401
PALMYRA PLATTED	1/1/2000	401
PALMYRA PLATTED	1/1/2000	401
PALMYRA PLATTED	1/1/2000	401
PALMYRA PLATTED	12/6/2022	401
PALMYRA PLATTED	1/1/2000	401
PALMYRA VILLAGE	12/6/2022	401
PALMYRA VILLAGE	5/22/2018	401
PALMYRA VILLAGE	5/24/2018	401