Palmyra Village ECF Analysis

15.97	Std. Dev. =>	10					
42.38	Sale. Ratio =>	10					
	\$253,200	\$597,400		\$597,400	Totals:		
61.67	\$14,800	\$24,000	06/29/23 \$24,000 MLC 03-ARM'S LENGTH	\$24,000 MLC	06/29/23	PA0-700-0480-00 6377 LENAWEE ST	PA0-700-0480-00
33.56	\$49,000	\$146,000	06/17/22 \$146,000 WD 03-ARM'S LENGTH	\$146,000 WD	06/17/22	PA0-700-0400-00 6449 ROUGET RD	PA0-700-0400-00
35.97	\$53,200	\$147,900	03-ARM'S LENGTH	04/13/23 \$147,900 WD	04/13/23	PA0-700-0370-00 6427 ROUGET RD	PA0-700-0370-00
65.76	\$55,900	\$85,000	03-ARM'S LENGTH	07/17/23 \$85,000 WD	07/17/23	6442 PALMYRA RD	PA0-700-0333-00
61.96	\$34,700	\$56,000	03-ARM'S LENGTH	03/07/23 \$56,000 WD	03/07/23	PA0-700-0313-00 6377 ROUGET RD	PA0-700-0313-00
32.92	\$45,600	\$138,500	03-ARM'S LENGTH	06/01/23 \$138,500 WD	06/01/23	PA0-700-0061-00 6315 PALMYRA RD	PA0-700-0061-00
sc/Ad⊩Sale	Asd. w	Adj. Sale\$	Sale Date Sale Price Instr. Terms of Sale	sale Price Instr.	Sale Date :	Street Address	Parcel Number
Monophy of the company of the control of the	one forestan epidenadilden madel Manatalite da						

Cur. Appraisal Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area Dev. by Mean (%) \$87,698 \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL 39.0438 \$72,543 \$4,087 \$51,913 \$84,618 0.613 1,048 \$49.54 PVILL 32.6530 \$107,029 \$9,392 \$75,608 \$120,689 0.626 912 \$82.90 PVILL 31.356 \$102,367 \$6,847 \$141,053 \$118,072 1.195 1,150 \$122.65 PVILL 25.4610 \$97,212 \$3,726 \$142,274 \$115,557 1.231 1,037 \$137.20 PVILL 29.1169 \$28,890 \$4,929 \$19,071 \$29,618 0.644 2,590 \$7.36 PVILL 29.6130 \$495,739 \$4,929 \$59,535 \$65,975 E.C.F. => 60,891 5td. Deviation=> 0.34487091	31.2072 Coefficient of Var=>	31.2072 Co	Ave. Variance=>		0.940	Ave. E.C.F. =>			
Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor Area \$/\$q.Ft. ECF Area Dev. by Minary \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL PVILL \$4,087 \$51,913 \$84,618 0.613 1,048 \$49.54 PVILL PVILL \$49,392 \$75,608 \$120,689 0.626 912 \$82.90 PVILL PVILL \$6,847 \$141,053 \$118,072 1.150 \$122.65 PVILL PVILL \$3,726 \$142,274 \$115,557 1.231 1,037 \$137.20 PVILL PVILL \$4,929 \$19,071 \$29,618 0.644 2,590 \$7.36 PVILL PVILL		0.34487091	Std. Deviation=>		0.989	E.C.F. =>			
Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor Area \$/\$q.Ft. ECF Area Dev. by Minary \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL PVILL \$4,087 \$51,913 \$84,618 0.613 1,048 \$49.54 PVILL PVILL \$9,392 \$75,608 \$120,689 0.626 912 \$82.90 PVILL PVILL \$6,847 \$141,053 \$118,072 1.195 1,150 \$137.20 PVILL PVILL \$4,929 \$19,071 \$29,618 0.644 2,590 \$7.36 PVILL PVILL	4.8593		\$89.44			\$565,975	\$559,535		\$495,739
Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor Area \$/\$q.Ft. ECF Area Dev. by M/s \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL PVILL \$4,087 \$51,913 \$84,618 0.613 1,048 \$49.54 PVILL PVILL \$9,392 \$75,608 \$120,689 0.626 912 \$82.90 PVILL \$6,847 \$141,053 \$118,072 1.195 1,150 \$122.65 PVILL PVILL \$122.65 PVILL <td>29.6130</td> <td>PVILL</td> <td>\$7.36</td> <td>2,590</td> <td></td> <td>\$29,618</td> <td>\$19,071</td> <td>\$4,929</td> <td>\$28,890</td>	29.6130	PVILL	\$7.36	2,590		\$29,618	\$19,071	\$4,929	\$28,890
Land + Yard Bidg, Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area Dev. by M/Sq.Ft. \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL \$4,087 \$51,913 \$84,618 0.613 1,048 \$49.54 PVILL \$9,392 \$75,608 \$120,689 0.626 912 \$82.90 PVILL \$6,847 \$141,053 \$118,072 1.195 1,150 \$122.65 PVILL	29.1169	PVILL	\$137.20	1,037	1.231	\$115,557	\$142,274	\$3,726	\$97,212
Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area Dev. by Mineral \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL \$4,087 \$51,913 \$84,618 0.613 1,048 \$49.54 PVILL \$9,392 \$75,608 \$120,689 0.626 912 \$82.90 PVILL	25.4610	PVILL	\$122.65	1,150	1.195	\$118,072	\$141,053	\$6,847	\$102,367
Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area Dev. by Me \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL \$4,087 \$51,913 \$84,618 0.613 1,048 \$49.54 PVILL	31.3556	PVILL	\$82.90	912	0.626	\$120,689	\$75,608	\$9,392	\$107,029
Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area Dev. by Mc \$8,884 \$129,616 \$97,422 1.330 946 \$137.01 PVILL	32.6530	PVILL	\$49.54	1,048	0.613	\$84,618	\$51,913	\$4,087	\$72,543
Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft.	39.0438	PVILL	\$137.01	946	1.330	\$97,422	\$129,616	\$8,884	\$87,698
	Dev. by Mean (%)	ECF Area	\$/\$q.ft.	Floor Area	ECF.	Cost Man.\$	Bldg. Residual	and + Yard	cur Appraisal I

- Automore

Information herein deemed reliable but not guaranteed

Parcel:

PA0-700-0061-00

Owner's Name: operty Address: ATKINSON, AMY 6315 PALMYRA RD PALMYRA, MI 49268

Liber/Page:

Split:

2655-760

Created: 11 Active: Active

W'LY 85 FT OF LOT 6 SUPERVISORS PLAT NO 1

Description:

II

Public Impr.: Topography:

None None

Mailing Address:

ATKINSON, AMY LAWRENCE PAGE 6315 PALMYRA RD PALMYRA MI 49268

Current Class: **Previous Class:** Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

TAXABLE

Gov. Unit:

PAO PALMYRA TOWNSHIP

School:

Neighborhood:

46040 BLISSFIELD COMMUNITY SCHOOLS

PVILL PALMYRA VILLAGE

Most Recent Sale Information

Sold on 06/01/2023 for 138,500 by PSP PROPERTIES LLC.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2655-760

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

43,800

2024 Taxable: **Land Value:**

43,800 Tentative

Acreage: Frontage: 0.53 0.0

inning:

. ŘE: 100.000 Land Impr. Value:

Tentative

Average Depth:

0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1948

Occupancy: Single Family

Class: D+5 Style: RANCH Exterior: Vinyl % Good (Physical): 59

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 946 Ground Area: 946 Garage Area: 460 Basement Area: 946 Basement Walls:

Estimated TCV: Tentative



Information herein deemed reliable but not guaranteed

Parcel: Owner's Name: PA0-700-0313-00 LINGER, KEVIN 6377 ROUGET RD

operty Address: 6377 ROUGET RD PALMYRA, MI 49268

Liber/Page:

Split:

2651-746 / / Created: / /
Active: Active

Current Class: Previous Class: Taxable Status 401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

Neighborhood:

TAXABLE

PAO PALMYRA TOWNSHIP

Gov. Unit: School:

46040 BLISSFIELD COMMUNITY SCHOOLS

PVILL PALMYRA VILLAGE

Public Impr.: Topography:

None None

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

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

36,300

2024 Taxable:

36,300

Acreage:

0.08

ា្កាing:

Land Value:

Land Impr. Value:

Tentative

Frontage:

0.0

-RE:

100.000

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



Information herein deemed reliable but not guaranteed

Parcel:

PA0-700-0333-00

Owner's Name: coperty Address: WARMAN, KAMMIE M 6442 PALMYRA RD

PALMYRA, MI 49268

Liber/Page:

Split:

2657-306 II

Created:

11 Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

TAXABLE

Gov. Unit:

PA0 PALMYRA TOWNSHIP

School:

46040 BLISSFIELD COMMUNITY SCHOOLS

Neighborhood: PVILL PALMYRA VILLAGE

Public Impr.: Topography:

None None

TECUMSEH MI 49286

Mailing Address: WARMAN, KAMMIE M 1303 BRAMBLEWOOD DR **Description:**

THAT PART OF LOT 33 COMM AT A PT LOC 190 FT S 38^57'E AND 108 FT N 66^35'E FROM SW COR LOT 33 RUNN TH N 66^35'E 131.38 FT TH S 4^49'E 141.3 FT TH S 65^32'W 156.1 FT TH N 38^05'W 66.8 FT TH N 63^28'E 100 FT TH N 33^26'W 67.99 FT TO POB SUPERVISORS PLAT NO 1 ALSO LD BEING A PT OF THE NW1/4 OF THE NE1/4 OF SEC 22 T7S R4E ALSO DES AS BEG AT THE SW COR OF LOT 33 SUPERVISOR'S PLAT NO 1 TH N65^28'01"E 156.05 FT (REC N65^25'00"E 156.01 FT) ALG THE S LI OF SD LOT 33 TO THE SE COR OF SD LOT 33 TH S63^18'52"W 154.65 FT TO THE E LI OF MICHIGAN ST (ALSO KNOWN AS PALMYRA RD) TH N39^02'59"W 6 FT ALG SD STREET TOT HE POB - CONT453.20 SQ FT 01/10/2023 PT COMB FROM PA0-122-2050-00

Most Recent Sale Information

Sold on 07/17/2023 for 85,000 by GOETZ, SETH.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2657-306

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

54,300

2024 Taxable:

54,300

Acreage:

0.45

`oning:

100,000

Land Value:

Tentative

Frontage:

0.0

RE:

Land Impr. Value:

Tentative

Average Depth:

0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1912

Occupancy: Single Family

Class: C+5

Style: TWO-STORY Exterior: Vinyl % Good (Physical): 63

Heating System: Forced Heat & Cool

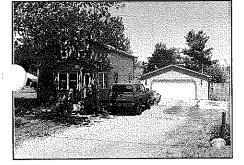
Electric - Amps Service: 200

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 912 Ground Area: 643 Garage Area: 672 Basement Area: 539 **Basement Walls:**

Estimated TCV: Tentative



Information herein deemed reliable but not guaranteed

Parcel:

PA0-700-0370-00

Owner's Name:

MC CLELLAN, ETHAN NICHOLAS

Toperty Address:

6427 ROUGET RD PALMYRA, MI 49268

Liber/Page:

Split:

2653-931

Created:

11 Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

TAXABLE

Gov. Unit:

PAO PALMYRA TOWNSHIP

School: Neighborhood:

46040 BLISSFIELD COMMUNITY SCHOOLS

PVILL PALMYRA VILLAGE

Public Impr.: Topography:

None None

II

Mailing Address:

MC CLELLAN, ETHAN NICHOLAS

6427 ROUGET RD PALMYRA MI 49268 **Description:**

LOTS 37 AND 38 SUPERVISOR'S PLAT NO. 1

Most Recent Sale Information

Sold on 04/13/2023 for 147,900 by HANKERD, PATRICK & LAUREN.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2653-931

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

51,900

2024 Taxable:

51,900

Acreage: Frontage: 0.32 0.0

'oning:

RE: 100.000 **Land Value:** Land Impr. Value: Tentative Tentative

Average Depth:

0.0

Improvement Data

of Residential Buildings: 1 Year Built: 1920

Occupancy: Single Family

Class: D+10 Style: TWO-STORY

Exterior:

% Good (Physical): 63

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0 # of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,150 Ground Area: 650 Garage Area: 720 Basement Area: 650 Basement Walls:

Estimated TCV: Tentative



Information herein deemed reliable but not guaranteed

Parcel: Owner's Name:

~operty Address:

PA0-700-0400-00 SPEIGEL, DAVID 6449 ROUGET RD PALMYRA, MI 49268

Liber/Page:

Split:

2641-631

Created: Active: Active

Public Impr.: Topography:

None None

11

Mailing Address:

SPEIGEL, DAVID 6449 ROUGET RD PALMYRA MI 49268

Current Class: Previous Class: Taxable Status Prev. Taxable Stat 401.RESIDENTIAL-IMPROVED 401, RESIDENTIAL-IMPROVED

TAXABLE **TAXABLE**

Gov. Unit:

PAO PALMYRA TOWNSHIP

School: Neighborhood: 46040 BLISSFIELD COMMUNITY SCHOOLS

PVILL PALMYRA VILLAGE

Description:

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

2025 S.E.V.: 2024 S.E.V.: Tentative 49,300

2025 Taxable: 2024 Taxable:

Land Impr. Value:

Tentative 49,300

Lot Dimensions:

Acreage:

0.18

ning:

Land Value:

Tentative Tentative

Frontage: Average Depth: 0.0 0.0

. RE: 0.000 Improvement Data

of Residential Buildings: 1

Year Built: 1943

Occupancy: Single Family

Class: CD

Style: TWO-STORY

Exterior:

% Good (Physical): 66

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



Information herein deemed reliable but not guaranteed

Parcel: Owner's Name:

Split:

PA0-700-0480-00 WARNER, JEFFREY A

"operty Address:

6377 LENAWEE ST PALMYRA, MI 49268

Liber/Page:

2657-52 11

Created: Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

TAXABLE

PAO PALMYRA TOWNSHIP

Gov. Unit: School:

Neighborhood:

46040 BLISSFIELD COMMUNITY SCHOOLS

PVILL PALMYRA VILLAGE

Topography:

Public Impr.:

None None

Mailing Address:

WARNER, JEFFREY A **DEBRA S LAFNEAR** 1270 GROSVENOR HWY PALMYRA MI 49268

Description:

LOT 48 EX W 12 FT SUPERVISORS PLAT NO 1

Most Recent Sale Information

Sold on 06/29/2023 for 24,000 by BUEHRER FAMILY LIVING TRUST.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2657-52

Most Recent Permit Information

Permit 24-0015 on 07/16/2024 for \$0 category DAMAGE REPAIR.

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

14,400

2024 Taxable: Land Value:

14,400 Tentative

Acreage: Frontage: 0.19 0.0

ning: . ÆE:

100,000

Land Impr. Value:

Tentative

Average Depth:

0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: D+5

Style: TWO-STORY Exterior: Wood Siding % Good (Physical): 11

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 6

Full Baths: 1 Half Baths: 0

Floor Area: 2,590 Ground Area: 1,295 Garage Area: 0 Basement Area: 0 Basement Walls:

Estimated TCV: Tentative



Palmyra Village Land Analysis

16.31	Std. Dev. =>	Std					
42.91	Sale, Ratio =>	Sale					
	\$261,700	\$609,900		\$609,900	Totals: \$60	T	
68.00	\$8,500	\$12,500	04/25/23 \$12,500 WD 03-ARM'S LENGTH	2,500 WD	04/25/23 \$1	PA0-700-1121-00 4000 ROBB HWY (PA0-700-1121-
61.67	\$14,800	\$24,000	06/29/23 \$24,000 MLC 03-ARM'S LENGTH	4,000 MLC	06/29/23 \$2	PA0-700-0480-00 6377 LENAWEE ST (PA0-700-0480-
33.56	\$49,000	\$146,000	06/17/22 \$146,000 WD 03-ARM'S LENGTH	6,000 WD	06/17/22 \$14	PA0-700-0400-00 6449 ROUGET RD (PA0-700-0400-
35.97	\$53,200	\$147,900	03-ARM'S LENGTH	10000	04/13/23 \$147,900 WD	6427 ROUGET RD	PA0-700-0370-00
65.76	\$55,900	\$85,000	03-ARM'S LENGTH	ģ.	07/17/23 \$85,000 WD	6442 PALMYRA RD	PA0-700-0333-00
61.96	\$34,700	\$56,000	03-ARM'S LENGTH	6,000 WD	03/07/23 \$56,000 WD	PA0-700-0313-00 6377 ROUGET RD (PA0-700-0313-
32.92	\$45,600	\$138,500	03-ARM'S LENGTH	8,500 WD	06/01/23 \$138,500 WID	PA0-700-0061-00 6315 PALMYRA RD (PA0-700-0061-
ASO/AG), Sale	d. when sold - A	Adj. Sale \$ As	Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold	Pilice Instit	ale Date Sale	Street Address	Parcel Number
	In photodologic reservices and analysis some	68 today 863 Dozali Oktob (804 New 13 Aprox 63 1133)	e is is caused differential by the citate of the conference of the conference	CONTROL OF THE PROPERTY WAS A STREET	CTT AND SOLD SOLD SOLD SOLD SOLD SOLD SOLD SOL	· \$1111 / · · · · · · · · · · · · · · · · ·	00000

	\$1.24	54,079.38 per SqFt=>	54,079.38	per Net Acre=>	per FF=>	# T.	
		Average		Average	Average /		
			2.60	2.60	\$38,925	\$140,336	\$508,489
PVILL 2654-459	\$0.34	\$14,706	0.85	0.85	\$12,750	\$12,500	\$12,750
PVILL 2657-52	(\$0.26)	(\$11,150)	0.19	0.19	\$2,805	(\$2,085)	\$28,890
PVILL 2641-631	\$6.57	\$286,044	0.18	0.18	\$2,700	\$51,488	\$97,212
PVILL 2653-931	\$3.59	\$156,407	0.32	0.32	\$4,830	\$50,363	\$102,367
PVILL 2657-306	(\$0.78)	(\$33,953)	0.45	0.45	\$6,750	(\$15,279)	\$107,029
PVILL 2651-746	(\$4.40)	(\$191,788)	0.08	0.08	\$1,200	(\$15,343)	\$72,543
PVILL 2655-760	\$2.56	\$111,582	0.53	0.53	\$7,890	\$58,692	\$87,698
Dollars/SqFt ECF Area Liber/Page	Dollars/SqFt	Dollars/Acre	Total Acres	Net Acres	Est. Land Value	land Residual	Gur, Appraisal

Land Table Class PALMYRA VILLAGE 401 PALMYRA VILLAGE 402
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