



## Palmyra Village ECF Analysis

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

Cur. Appraisal	Land + Yard	Bldg. 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	31.3556
\$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		\$559,535	\$565,975			\$89.44		4.8593
			E.C.F. =>	0.989		Std. Deviation=>	0.34487091	
			Ave. E.C.F. =>	0.940		Ave. Variance=>	31.2072	Coefficient of Var=>

Real Estate Summary Sheet

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

09/25/2024 12:27 PM

Parcel:	PA0-700-0061-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ATKINSON, AMY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6315 PALMYRA RD PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2655-760	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:		
ATKINSON, AMY LAWRENCE PAGE 6315 PALMYRA RD PALMYRA MI 49268	W'LY 85 FT OF LOT 6 SUPERVISORS PLAT NO 1		

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

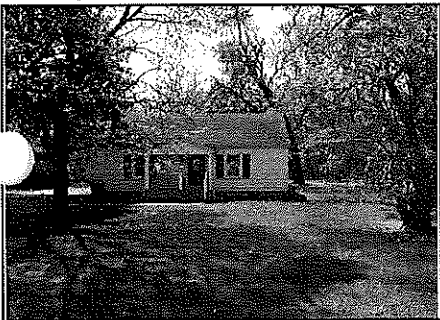
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	43,800	2024 Taxable:	43,800	Acreage:	0.53
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: 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

Image



# Real Estate Summary Sheet

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

09/25/2024 12:27 PM

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

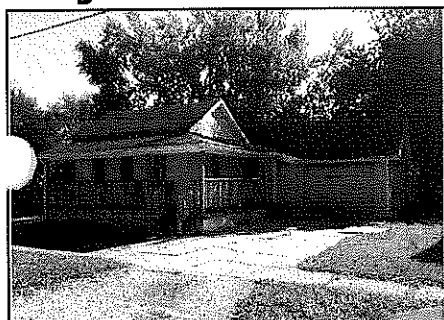
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	36,300	<b>2024 Taxable:</b>	36,300	<b>Acreage:</b>	0.08
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: 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

## Image



# Real Estate Summary Sheet

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

09/25/2024 12:27 PM

<b>Parcel:</b>	PA0-700-0333-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WARMAN, KAMMIE M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6442 PALMYRA RD PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2657-306	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PVILL PALMYRA VILLAGE

## Mailing Address:

WARMAN, KAMMIE M  
1303 BRAMBLEWOOD DR  
TECUMSEH MI 49286

## 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

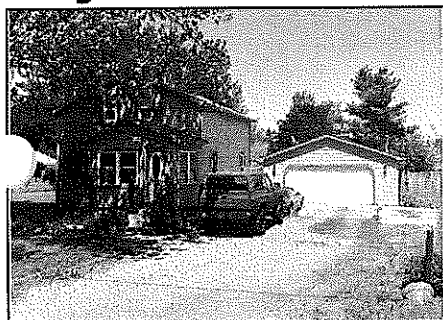
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	54,300	<b>2024 Taxable:</b>	54,300	<b>Acreage:</b>	0.45
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 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

## Image



# Real Estate Summary Sheet

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

09/25/2024 12:27 PM

<b>Parcel:</b>	PA0-700-0370-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MC CLELLAN, ETHAN NICHOLAS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6427 ROUGET RD PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2653-931	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PVILL PALMYRA VILLAGE

<b>Mailing Address:</b>	<b>Description:</b>
MC CLELLAN, ETHAN NICHOLAS 6427 ROUGET RD PALMYRA MI 49268	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.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2653-931
-----------------------	-----------------	--------------------	----------

## Most Recent Permit Information

None Found

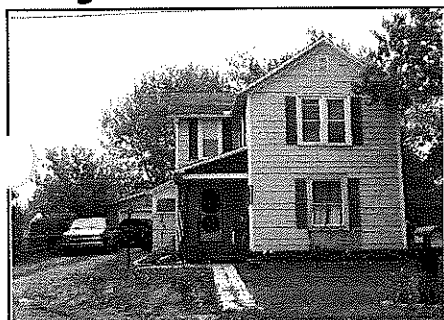
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	51,900	<b>2024 Taxable:</b>	51,900	<b>Acreage:</b>	0.32
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 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

## Image



# Real Estate Summary Sheet

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

09/25/2024 12:27 PM

<b>Parcel:</b>	PA0-700-0400-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SPEIGEL, DAVID	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6449 ROUGET RD PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2641-631	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PVILL PALMYRA VILLAGE

## Mailing Address:

SPEIGEL, DAVID  
6449 ROUGET RD  
PALMYRA MI 49268

## 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

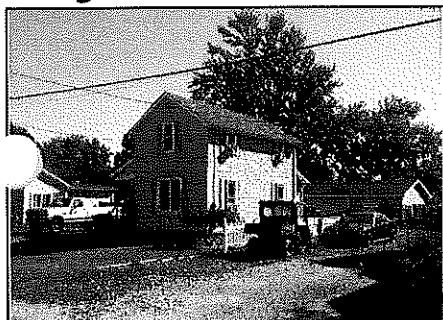
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	49,300	<b>2024 Taxable:</b>	49,300	<b>Acreage:</b>	0.18
<b>Finishing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Net Area:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## 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

## Image





# Real Estate Summary Sheet

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

09/25/2024 12:27 PM

<b>Parcel:</b>	PA0-700-0480-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WARNER, JEFFREY A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6377 LENAWEE ST PALMYRA, MI 49268	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2657-52	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	PA0 PALMYRA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46040 BLISSFIELD COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	PVILL PALMYRA VILLAGE

## 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.

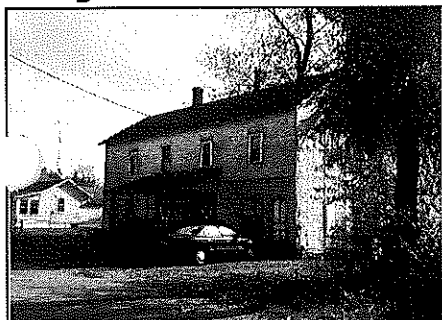
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	14,400	<b>2024 Taxable:</b>	14,400	<b>Acreage:</b>	0.19
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Net RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 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

## Image



# Palmyra Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PA0-700-0061-00	6315 PALMYRA RD	06/01/23	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$45,600	32.92
PA0-700-0313-00	6377 ROUGET RD	03/07/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$34,700	61.96
PA0-700-0333-00	6442 PALMYRA RD	07/17/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,900	65.76
PA0-700-0370-00	6427 ROUGET RD	04/13/23	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$53,200	35.97
PA0-700-0400-00	6449 ROUGET RD	06/17/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$49,000	33.56
PA0-700-0480-00	6377 LENAWEE ST	06/29/23	\$24,000	MLC	03-ARM'S LENGTH	\$24,000	\$14,800	61.67
PA0-700-1121-00	4000 ROBB HWY	04/25/23	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$8,500	68.00
Totals:			\$609,900			\$609,900	\$261,700	
							Sale. Ratio =>	42.91
							Std. Dev. =>	16.31

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

[illegible]