

Blissfield Township ECF and Land Analysis 2023 Roll Table of Contents

1	2023 ROLL EQUALIZATION DOCUMENTS
2	2023 LAND VALUE DETERMINATIONS
3	2023 ECF DETERMINATIONS
4	AGRICULTURAL ECF & LAND ANALYSIS
5	COMMERCIAL ECF & LAND ANALYSIS
6	INDUSTRIAL ECF & LAND ANALYSIS
7	ASSESSOR PLAT #1 ECF & LAND ANALYSIS
8	ASSESSOR PLAT #2 ECF & LAND ANALYSIS
9	BLISSFIELD TWP SEC 29, 30, 31, 32 ECF & LAND ANALYSIS
10	BLISSFIELD HEIGHTS ECF & LAND ANALYSIS
11	BLISSFIELD VILLAGE SEC 19, 29, 30, 31 & 32 ECF & LAND ANALYSIS
12	BRENOT COURT ECF & LAND ANALYSIS
13	BURNHAM HEIGHTS ADDITION ECF & LAND ANALYSIS
14	CANNON'S ADDITION (JAMES) ECF & LAND ANALYSIS
15	DAVID CARPENTER'S ADDITION ECF & LAND ANALYSIS
16	DAVIS ADDITION ECF & LAND ANALYSIS
17	FAIRHAVEN ECF & LAND ANALYSIS
18	FITCH DEWEYS ADDITION ECF & LAND ANALYSIS
19	GEORGE FEEBACKS ADDITION ECF & LAND ANALYSIS
20	GILE'S ADDITION ECF & LAND ANALYSIS
21	GILE'S & WHITE ADDN TO VILLAGE OF LYON ECF & LAND ANALYSIS
22	HAAS PARK ECF & LAND ANALYSIS
23	KEELER'S ADDITION ECF & LAND ANALYSIS
24	KINGSBERRY COURT ECF & LAND ANALYSIS
25	DANFIELD ECF & LAND ANALYSIS
26	MODERN STYLE TOWNSHIP LAND &
27	NEWCOMBS ADDITION TO BL2 ECF & LAND ANALYSIS
28	OLDER STYLE BLISSFIELD TWP LAND & ECF ANALYSIS
29	PARKWOOD ADDITION ECF & LAND ANALYSIS
30	VICTORY & PORTER'S ADDITION ECF & LAND ANALYSIS
31	QUEEN MARY ADDITION ECF & LAND ANALYSIS

1

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Lenawee County	City/Township Name (check appropriate box) Blissfield Township	☐ City ☒ Township	Study Year 2022	Equalization Year 2023
--------------------------------------	--	--	---------------------------	----------------------------------

Assessment Roll Classification				Sample			% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Assessed Value	True Cash Value		
100 Agricultural	AS			39,784,600	27	6,462,600	13,963,643	46.28 %	85,964,996 AS
200 Commercial	AS			19,182,200	19	2,378,500	5,243,431	45.36 %	42,288,801 AS
300 Industrial	AS			7,188,100	5	559,800	1,094,820	51.13 %	14,058,478 AS
400 Residential	S2			102,714,800	0	0	0	44.58 %	230,405,563 SS
500 Timber-Cutover	NC			0	0	0	0	50.00 %	0 NC
600 Developmental	NC			0	0	0	0	50.00 %	0 NC
TOTAL - REAL				168,869,700	51				372,717,838

AS: Appraisal Study	NC: None Classified	OH: One Hundred % Study	S1: One Year Sales Study	S2: Two Year Sales Study
NW: New Class	RA: Reappraisal	ES: Estimated Values (Explain):		

INSTRUCTIONS, Page 1:

Enter county name.

Enter Unit name and check the appropriate box for township or city.

Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.

Study Type: Enter the two character codes that best identify the study type(s) used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.

Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.

Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.

Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).

No. of Parcels: Enter the number of parcels included in the study sample.

Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a sales study, stratified study or combined study.

Projected True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.

Remarks: Enter brief remarks relating to the study if applicable.

Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.

INSTRUCTIONS: County Summary (Total Recap)

Enter county name.

Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.

Study Type: No entry required.

Stratified Study: No entry required.

Combined Study: No entry required.

Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L-4023's).

No. of Parcels: Enter the total number of study parcels included in the classification.

Sample Assessed Value: No entry required.

Sample True Cash Value: No entry required.

% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
BL0-131-1050-00	MAPKS, MICHAEL	101	446,200	962,875	46.34
BL0-131-2780-00	SCHMIDT, ALAN J, LIVING TRUST	101	140,300	311,805	45.00
BL0-131-4250-00	SCHMIDT, ALAN J, LIVING TRUST	101	225,800	471,522	47.83
BL0-132-1050-00	SCHMIDT, ALAN J, LIVING TRUST	101	338,200	772,053	43.81
BL0-205-4525-00	VINCE, ALEX J & MICHELLE, JR	101	201,700	419,476	48.03
BL0-206-4780-00	ISLEY DUANE V	102	206,000	432,208	47.66
BL0-208-2550-00	STAHLBERG, JEFFREY C.	101	140,900	273,014	51.61
BL0-208-2780-00	KNORLMACH FAMILY LIMITED	101	249,700	533,745	46.78
BL0-215-3050-00	SEHL, BYRON C, LIVING TRUST	101	266,600	532,360	50.08
BL0-216-1780-00	SCHNEIDER, STEVEN L & MARGRET	101	203,300	410,370	49.54
BL0-216-3780-00	WOODWARD FAMILY TRUST	101	141,800	312,029	45.44
BL0-217-1050-00	MAPSTONE, GEORGE REED, TRUST	101	422,900	961,483	43.98
BL0-218-1050-00	FISHER FAMILY TRUST	101	324,700	734,692	44.20
BL0-218-2300-00	MAPSTONE, ERIC	101	356,300	841,607	42.34
BL0-219-3425-00	BRUBAKER FAMILY TRUST	102	223,400	467,130	47.82
BL0-220-1280-00	FISHER, DWIGHT M, LIVING TRUST	101	575,400	1,239,262	46.43
BL0-221-3550-00	SNYDER, JAMES & ROBERTA, EMIL	101	171,300	341,395	50.18
BL0-222-2780-00	LDR TRUST	101	193,800	405,703	47.77
BL0-222-3050-00	GOETT, LOREEN H, REVOCABLE TRU	101	182,300	389,282	46.83
BL0-227-3050-00	TUCKERMAN, JANE, LIVING TRUST	101	361,300	746,010	48.43
BL0-228-1780-00	HAYNES FAMILY LIVING TRUST	101	299,200	615,204	48.63
BL0-228-4780-00	PELHAM, JAMES W & MARY, JR	101	177,000	358,447	49.38
BL0-230-1025-00	BETZ, GREGORY M & GAIL A	101	197,500	413,206	47.80
BL0-230-2605-00	VERGOTE, PAUL T, JR LIVING TRU	101	166,500	371,236	44.85
BL0-231-3280-00	LIEVENS, CHARLES F, LIVING TRU	101	124,200	398,591	31.16
BL0-232-3625-00	MARTIN, GRANT C & JANA L (IE)	101	99,700	191,159	52.16
BL2-230-3400-00	WHITEMAN, DONALD W, TRUST	101	26,600	57,819	46.01

Totals: 27 5,462,600 13,963,643 46.28

Class Totals: 101 26
102 1

*** Statistics for this group (27 in sample) ***

Statistical Mean= 46.674 Median= 47.662 Maximum= 52.156 Minimum= 31.163

*** Statistics about Mean ***

Normalized Average Deviation = 0.05374 (Coefficient of Dispersion)
Average Squared Deviation = 15.31849 (Variance)
Square Root of Squared Deviation = 3.91388 (Standard Deviation)

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
Normalized Standard Deviation = 0.08386 (Covariance)					
2 Standard Deviation Range (Low) = 38.84502 (High) = 54.50186					
*** ** Statistics about Median *** **					
Normalized Average Deviation = 0.05144 (Coefficient of Dispersion)					
Average Squared Deviation = 16.33309 (Variance)					
Square Root of Squared Deviation = 4.04142 (Standard Deviation)					
Normalized Standard Deviation = 0.08479 (Covariance)					
2 Standard Deviation Range (Low) = 38.57939 (High) = 55.74508					

Price Related Differential (PRD): 1.00847 PRD > 1 regressive, < 1 progressive.

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
BL0-232-2810-00	CABINAW, DAVID O & SHERY L	201	162,206	233,578	55.25
BL0-233-4800-00	DC ABBY LLC	201	106,600	200,500	53.17
BL2-000-0051-00	HINDE, PATRICK H	202	1,400	3,430	40.82
BL2-000-0300-00	CARLTON DEVELOPMENTS, LLC	202	3,400	8,847	38.43
BL2-229-3810-00	FAIRHAVEN ACRES LLC	201	19,800	33,436	59.22
BL2-230-3600-00	B E MARY PROPERTIES LLC	201	255,700	639,567	39.98
BL2-230-3775-00	SPRINGBROOK INVESTMENT CO	201	375,100	924,567	40.57
BL2-230-3805-00	TIBBS, JAMES W, LIVING TRUST	201	126,600	317,065	39.93
BL2-233-3100-00	UAP DISTRIBUTION INC	201	952,200	1,673,538	56.90
BL2-310-0171-00	COPELAND, BRIAN	201	64,800	169,334	38.27
BL2-460-0263-00	PSP PROPERTIES LLC	201	25,200	68,463	36.81
BL2-620-0014-00	KOESTER, MATT A	201	44,100	150,234	29.35
BL2-620-0015-00	KOESTER, MATT	201	38,100	123,618	30.82
BL2-620-0362-00	EISENBRAND, RICHARD R	201	26,900	86,297	31.77
BL2-620-0381-00	F & G B INVESTMENTS LLC	201	33,700	105,721	31.88
BL2-620-0393-00	MC HENRY, BARBARA	201	77,300	237,353	32.57
BL2-620-8011-00	CURTIS, CATHY B	201	14,400	45,561	31.61
BL2-620-8013-00	JEQ REAL ESTATE LLC	201	50,400	160,700	31.36
BL2-620-8016-00	LIEPKE, LARRY L	202	600	1,622	36.39

Totals: 19 2,376,500 5,243,431 43.36

Class Totals: 201 16
202 3

*** Statistics for this group (19 in sample) ***

Statistical Mean= 39.741 Median= 38.268 Maximum= 59.218 Minimum= 29.354

*** Statistics about Mean ***

Normalized Average Deviation = 0.17934 (Coefficient of Dispersion)
Average Squared Deviation = 30.38967 (Variance)
Square Root of Squared Deviation = 9.50735 (Standard Deviation)
Normalized Standard Deviation = 0.23923 (Covariance)
2 Standard Deviation Range (Low) = 20.72658 (High) = 58.75598

*** Statistics about Median ***

Normalized Average Deviation = 0.18113 (Coefficient of Dispersion)
Average Squared Deviation = 32.68216 (Variance)
Square Root of Squared Deviation = 9.62716 (Standard Deviation)
Normalized Standard Deviation = 0.25157 (Covariance)

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
2	Standard Deviation Range (Low) = 13.01325 (High) = 57.52188				
Price Related Differential (PRD): 0.87610 PRD > 1 regressive, < 1 progressive.					

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
BL0-233-3700-00	VALERO RENEWABLE FUELS CO LLC	301	113,400	184,579	61.44
BL0-233-3850-00	VALERO RENEWABLE FUELS CO LLC	301	39,600	91,278	43.38
BL2-232-3200-00	MAXTROL CO, BLISSFIELD DIV	301	332,100	660,760	50.36
BL2-232-3225-00	CONSUMERS ENERGY CO	301	7,200	18,092	39.50
BL2-232-3625-00	PDF HOLDINGS LLC	301	67,500	140,111	48.18
Totals:		5	559,800	1,094,820	51.13
Class Totals:		301			

*** Statistics for this group (5 in sample) ***

Statistical Mean= 48.611 Median= 48.176 Maximum= 61.437 Minimum= 39.797

*** Statistics about Mean ***

Normalized Average Deviation = 0.11912 (Coefficient of Dispersion)
Average Squared Deviation = 68.10855 (Variance)
Square Root of Squared Deviation = 8.25279 (Standard Deviation)
Normalized Standard Deviation = 0.16977 (Covariance)
2 standard Deviation Range (Low) = 32.10523 (High) = 65.11639

*** Statistics about Median ***

Normalized Average Deviation = 0.11839 (Coefficient of Dispersion)
Average Squared Deviation = 68.34478 (Variance)
Square Root of Squared Deviation = 8.26709 (Standard Deviation)
Normalized Standard Deviation = 0.17160 (Covariance)
2 standard Deviation Range (Low) = 31.64161 (High) = 64.71027

Price Related Differential (PRD): 0.95070 PRD > 1 regressive, < 1 progressive.

2022 24 and 12 Month Sales Ratio Study for Determining the 2023 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*.
NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

County Name: Lenawee County	City or Township Name: Blissfield Township
Classification of Property (Ag., Com. Res., etc.) 4 Residential Sales Study	

2020 to 2021 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 405.....	1. 92,046,900
2. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 403.....	2. 89,623,200
3. 2020 to 2021 Adjustment Modifier. Divide line 1 by line 2	3. 1.0270

2021 to 2022 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 405.....	4. 100,687,600
5. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 403.....	5. 92,819,700
6. 2021 to 2022 Adjustment Modifier. Divide line 4 by line 5	6. 1.0848

2020 to 2022 Adjustment Modifier

7. 2020 to 2022 Adjustment Modifier. Multiply line 3 by line 6	7. 1.1141
--	------------------

24 Month Sales Study

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Adjusted Prices	H Adjusted % Ratio (col. F ÷ col. G)
2020	4/20 - 9/20	41	2,942,300	1.1141	3,278,016	6,835,050	47.96%
2020	10/20 - 3/21	30	2,058,300	1.1141	2,293,152	4,889,500	46.90%
12 Month Total Sales		71	12 Month Total Sales		5,571,168	11,724,550	47.52%
2021	4/21 - 9/21	37	2,364,800	1.0848	2,565,335	6,034,700	42.51%
2021	10/21 - 3/22	23	1,785,100	1.0848	1,936,476	4,778,200	40.53%
12 Month Total Sales		60	12 Month Total Sales		4,501,811	10,812,900	41.63%
24 Month Total Sales		131	24 Month Total Sales		10,072,979	22,537,450	
*24 Month Mean Adjusted Ratio							44.58%

*** Important:**

For sales from April 2020 through March 2021, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2021 through March 2022. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study**L-4047**

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Prices for Sales	H Adjusted Ratio, % (col. F ÷ col. G)
2021	10/21 - 3/22	23	1,785,100	1.0848	1,936,476	4,778,200	40.53%
2022	4/22 - 9/22	6	369,200	1.0000	369,200	943,400	39.14%
12 Month Total Sales		29	12 Month Total Sales		2,305,676	5,721,600	
** 12 Month Aggregate Adjusted Ratio							40.30%

**** Important:**

For sales from October 2021 through September 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2020 March Board of Review valuations are compared with sales transacted during the last nine months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during the last nine months of 2021 and those transacted in the first three months of 2022.

2022 March Board of Review valuations are compared with sales transacted during April through September of 2022.

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Residential

[illegible]

07/15/2022
9:53:33 AM

1-4013

Page: 3/10
Ln: 2773 Rows

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Residential

Parcel Number	Class	Area	Per Sq Ft	Post. Type	Structure	Owner	Permit	Value	Price	Assessment	Ratio	MLT
BL2-430-0470-00	401	1.30/2020	2610/0468	WD	03A	CHERRYBROOK ESTATE E, E & F VAN DYKE-BARNES LOTS	03-2001'S LOTS	260,000	150,000	100,000	41.75	
BL2-430-0470-00	401	01/04/2021	2610/0468	WD	03A	CHERRY, JAMES E & ROSEMARY, BARNES, BENJAMIN	03-2001'S LOTS	150,000	150,000	41,100	24.21	
BL2-440-0130-00	401	01/29/2021	2611/0144	WD	03B	OWAL, THARON J	03-2001'S LOTS	230,000	230,000	41,100	35.27	
BL2-460-0142-00	401	11/02/2020	2610/0307	WD	03A	WYLER, PAUL STEVEN & LUCY, WARDEN, KATHY L	03-2001'S LOTS	145,000	145,000	31,700	37.03	
BL2-470-0280-00	401	03/01/2021	2612/0712	WD	03B	BALLOU-COOLMAN, SHELLEY, STACH, JENNA R	03-2001'S LOTS	121,000	121,000	28,000	37.51	
BL2-480-0280-00	401	10/08/2020	2605/0250	WD	03A	WYLER, PAUL STEVEN & LUCY, WARDEN, KATHY L	03-2001'S LOTS	230,000	230,000	41,100	35.27	
BL2-490-0450-00	401	01/29/2021	2611/0365	WD	03B	CHERRYBROOK ESTATE E, E & F VAN DYKE-BARNES LOTS	03-2001'S LOTS	260,000	150,000	100,000	41.75	
BL2-520-0250-00	401	12/11/2020	2609/0100	WD	03B	TERRELL, CLARK D & ROSEMARY, BARNES, BENJAMIN	03-2001'S LOTS	150,000	150,000	41,100	35.27	
BL2-530-0270-00	401	12/28/2020	2610/0468	WD	03A	CHERRY, JAMES E & ROSEMARY, BARNES, BENJAMIN	03-2001'S LOTS	150,000	150,000	41,100	35.27	
BL2-560-0310-00	401	10/08/2020	2605/0250	WD	03A	WYLER, PAUL STEVEN & LUCY, WARDEN, KATHY L	03-2001'S LOTS	230,000	230,000	41,100	35.27	
BL2-560-0310-00	401	11/02/2020	2610/0307	WD	03B	BALLOU-COOLMAN, SHELLEY, STACH, JENNA R	03-2001'S LOTS	121,000	121,000	28,000	37.51	
BL2-570-0220-00	401	12/01/2020	2610/0307	WD	03B	BALLOU-COOLMAN, SHELLEY, STACH, JENNA R	03-2001'S LOTS	121,000	121,000	28,000	37.51	
BL2-611-0050-00	401	10/22/2020	2605/0250	WD	03A	WYLER, PAUL STEVEN & LUCY, WARDEN, KATHY L	03-2001'S LOTS	230,000	230,000	41,100	35.27	
BL2-650-0040-00	401	01/29/2021	2611/0365	WD	03B	CHERRYBROOK ESTATE E, E & F VAN DYKE-BARNES LOTS	03-2001'S LOTS	260,000	150,000	100,000	41.75	
BL2-700-0230-00	401	03/22/2021	2615/0104	WD	03A	WYLER, PAUL STEVEN & LUCY, WARDEN, KATHY L	03-2001'S LOTS	230,000	230,000	41,100	35.27	
BL2-710-0090-00	401	02/15/2021	2612/0712	WD	03B	BALLOU-COOLMAN, SHELLEY, STACH, JENNA R	03-2001'S LOTS	121,000	121,000	28,000	37.51	
BL2-800-0100-00	401	01/29/2021	2611/0365	WD	03B	CHERRYBROOK ESTATE E, E & F VAN DYKE-BARNES LOTS	03-2001'S LOTS	260,000	150,000	100,000	41.75	

*** Statistics for this group (71 in sample) ***

Statistical Mean 42.412 Median 42.754 Maximum 50.735 Minimum 20.000

Unweighted Average Deviation 6.13375 (Coefficient of Dispersion)

Average Squared Deviation 52.74737 (Variance)

Square Root of Squared Deviation 7.26274 (Standard Deviation)

Normalized Standard Deviation 0.17122 (Coefficient of Variation)

2 Standard Deviation Range (Lower) = 27.89112 (Upper) = 56.34207

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Residential

Contract Number	Contract Sub-Item	Contract Name	Inst. Design	Contract	Term Start-End	Rate	Police	Police Adj.	Police Agreement	Rate	Unit
BL-430-0100-00	401	00-10/2021	2654-0215	SAATCHI, MICHAEL R	2021-01-01 to 2021-12-31	175,000	75,000	02,100	35.03	62,100	35.03
BL-430-0110-00	401	07-10/2021	2654-0540	UNITED, LINDA	2021-01-01 to 2021-12-31	210,000	210,000	24,500	45.00	24,500	45.00
BL-430-0111-00	401	04-09/2021	2654-0315	GENCO, KARY N	2021-01-01 to 2021-12-31	120,000	120,000	16,200	31.00	16,200	31.00
BL-430-0112-00	401	04-10/2021	2654-0109	CONRAD, LUCIA	2021-01-01 to 2021-12-31	110,000	110,000	110,000	50.00	50.00	45.00
BL-430-0113-00	401	05-12/2021	2654-0296	SAATCHI, MICHAEL R	2021-01-01 to 2021-12-31	185,000	185,000	31,400	35.03	31,400	35.03
BL-430-0114-00	401	07-10/2021	2654-0344	UNITED, LINDA	2021-01-01 to 2021-12-31	155,000	155,000	62,200	41.00	62,200	41.00
BL-430-0115-00	401	04-10/2021	2654-0161	CONRAD, LUCIA	2021-01-01 to 2021-12-31	160,000	160,000	34,900	35.03	34,900	35.03
BL-430-0116-00	401	04-10/2021	2654-0116	UNITED, LINDA	2021-01-01 to 2021-12-31	230,000	230,000	113,100	43.04	113,100	43.04
BL-430-0117-00	401	05-10/2021	2654-0323	UNITED, LINDA	2021-01-01 to 2021-12-31	180,000	180,000	42,000	34.00	42,000	34.00
TOTALS 04/01/2021 - 03/31/2021											
BL-430-0118-00	401	04-11/2021	2654-0306	KONRAD, LUCIA	2021-01-01 to 2021-12-31	135,000	135,000	35,500	43.11	35,500	43.11
BL-430-0119-00	401	04-11/2021	2654-0321	UNITED, LINDA	2021-01-01 to 2021-12-31	550,000	550,000	240,100	43.50	240,100	43.50
BL-430-0120-00	401	04-11/2021	2654-0354	GILSON, DANIEL J III	2021-01-01 to 2021-12-31	294,000	294,000	126,400	33.50	126,400	33.50
BL-430-0121-00	401	04-11/2021	2654-0310	UNITED, LINDA	2021-01-01 to 2021-12-31	206,500	206,500	55,700	22.52	55,700	22.52
BL-430-0122-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	200,000	200,000	75,100	35.05	75,100	35.05
BL-430-0123-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	145,000	145,000	31,900	25.00	31,900	25.00
BL-430-0124-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	140,000	140,000	42,800	30.57	42,800	30.57
BL-430-0125-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	150,000	150,000	40,500	27.00	40,500	27.00
BL-430-0126-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	135,000	135,000	35,500	35.03	35,500	35.03
BL-430-0127-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	130,000	130,000	37,900	35.03	37,900	35.03
BL-430-0128-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	130,000	130,000	37,900	35.03	37,900	35.03
BL-430-0129-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	130,000	130,000	37,900	35.03	37,900	35.03
BL-430-0130-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	130,000	130,000	37,900	35.03	37,900	35.03
BL-430-0131-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	130,000	130,000	37,900	35.03	37,900	35.03
BL-430-0132-00	401	04-11/2021	2654-0309	UNITED, LINDA	2021-01-01 to 2021-12-31	130,000	130,0				

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Acres/Type	Vol. 1b, 10b, Grant	Exemptions	Assessed Value	Sale Price Adj. Date	Assessment Factor	APL
04/22 2020 - 05/24/2022	Conventional					1st	\$2,537,450	9.156,500	49.66 1.0000

*** Stationing for this group (13 in sample) ***

Statistics: Mean = 40.845 Median = 40.804 Maximum = 50.733 Minimum = 29.800

*** Statistics about Mean ***

Normalized Average Deviation = 0.14182 (Coefficient of Dispersion)

Average Squared Deviation = 50.3056 (Variance)

Squared Root of Squared Deviation = 7.09284 (Standard Deviation)

Normalized Standard Deviation = 0.00198 (Coefficient)

Standard Deviation Range (Low) = 25.2873 (High) = 50.7037

*** Statistics about Median ***

Normalized Average Deviation = 0.1425 (Coefficient of Dispersion)

Average Squared Deviation = 49.30763 (Variance)

Squared Root of Squared Deviation = 7.02242 (Standard Deviation)

Normalized Standard Deviation = 0.00198 (Coefficient)

Standard Deviation Range (Low) = 25.6303 (High) = 55.9787

Price Related Differential (PRD) = 1.0000 PRD is negative, < 1 progressive.

County: 46- LENAWEE
Unit: BLISSFIELD TOWNSHIP
Class: Residential

Report Month	Class	Sale Date	Address	Inst. Type	Grantee	Trans. Fee	Rate	Price	Adj. Price	Final Assessment	Ratio	Net
* Totals for this Analysis: 4 of Sales Assessment Date Prior to 2020												
Completed	137	0	5,329,700	23,480,880	40,034	0	20,000	0	0	0	0	0
Cancelled	0	0	0	0	0	0	0	0	0	0	0	0
Total:	137	0	5,329,700	23,480,880	40,034	0	20,000	0	0	0	0	0

*** Statistics for this group (137 of 200000) ***

Statistical Summary: Mean = 40,034 Median = 40,034 Maximum = 40,034 Minimum = 40,034

Normalized Average Deviation = 0.14883 Coefficient of Dispersion = 0.14883

Average Squared Deviation = 0.021956 Variance = 0.021956

Square Root of Squared Deviation = 0.14818 Standard Deviation = 0.14818

Normalized Standard Deviation = 0.14818

2 Standard Deviation Range (low) = 25,182.18 (high) = 54,885.82

*** Statistics about Median ***

Normalized Average Deviation = 0.15032 Coefficient of Dispersion = 0.15032

Average Squared Deviation = 0.022063 Variance = 0.022063

Square Root of Squared Deviation = 0.14854 Standard Deviation = 0.14854

Normalized Standard Deviation = 0.14854

2 Standard Deviation Range (low) = 24,722.87 (high) = 55,344.13

2

2023 Blissfield Township Land Value Study Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre		
BL2-231-2075-00	11/16/2021	\$56,500.00	2.734	\$20,665.69	R-1	
BL0-208-1355-00	6/17/2019	\$25,000.00	4.4	\$5,681.82	AA	No
BL0-219-4875-00	6/9/2020	\$37,500.00	5.926	\$6,328.05	AA	No
BL2-231-1800-00	10/29/2021	\$76,000.00	12.77	\$5,951.45		
BL0-234-3775-00	6/25/2019	\$80,000.00	14.44	\$5,540.17		
BL0-205-2280-00	2/15/2021	\$104,212.50	18.15	\$5,741.74		
BL0-132-4150-00	5/20/2020	\$582,000.00	85.79	\$6,784.01	Sold w 132-4600-00	
BL0-132-4600-00	5/20/2020					

Surrounding Township Sales Blissfield Only Ave. Price/Ac: \$6,004.54

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel:	BL0-132-4150-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	STAHL FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 MC MAHON RD BLK DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	06/20/2019	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	BL101 AGRICULTURAL ECF

Mailing Address:

STAHL FARMS LLC
4998 IFFLAND RD
BLISSFIELD MI 49228

Description:

N 30 ACRES OF W1/2 OF E1/2 OF SE1/4 AND E1/2 OF NW1/4 OF SE1/4 AND W1/2 OF W1/2 OF SE1/4 SEC 32 T6S R5E ALSO LD BEG AT CTR POST OF SD SEC RUNN TH S 32 RDS W 10 RDS N 32 RDS E 10 RDS TO POB EXC LD DES AS COMM AT THE E1/4 COR OF SEC 32 T6S R5E TH S88°42'05"W 712.84 FT ALG THE E-W 1/4 LI OF SD SEC (CNTRLT OF GARNO RD) FOR A POB TH CONT S88°42'05"W 1935.44 FT ALG SD LI & SD RD TO THE CTR OF SD SEC TH S88°20'41"W 165 FT ALG SD LI & SD RD TH S01°23'43"E 528 FT TH N88°20'41"E 165 FT TO THE N-S 1/4 LI OF SD SEC TH S01°23'44"E 819.09 FT ALG SD LI TO THE N'ERLY BANK OF FRY DRAIN TH N'ERLY ALG THE N'ERLY BANK OF FRY DRAIN THE FOLLOWING 16 COURSES: TH N32°40'32"E 45.74 FT TH N41°08'13"E 217.93 FT TH N47°54'45"E 61.84 FT TH N56°35'44"E 60.65 FT TH N68°09'41"E 52.69 FT TH N81°41'59"E 138.28 FT TH N66°05'31"E 68.72 FT TH N47°25'03"E 164.28 FT TH N65°52'08"E 229.56 FT TH N60°05'29"E 151.44 FT TH N74°27'25"E 485 FT TH N70°27'02"E 201.18 FT TH N51°50'54"E 49.32 FT TH N30°03'39"E 48.14 FT TH N21°39'16"E 314.04 FT TH N24°12'02"E 223.48 FT TO THE POB (EXC - SURVEY 36.725 AC) SPLIT ON 06/20/2019 FROM BL0-132-4100-00

Most Recent Sale Information

Sold on 05/20/2020 for 455,329 by FISCHER, KEITH/SEIDELL DEBRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

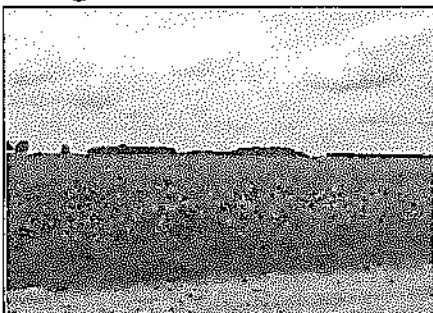
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	172,600	2022 Taxable:	162,077	Acreage:	55.64
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel:	BLO-132-4600-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	STAHL FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 MC MAHON RD BLK DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description:		
STAHL FARMS LLC	E 1/2 OF SW 1/4 OF SE 1/4 AND 10 ACRES OF SW 1/4 OF SE 1/4 OF SE 1/4 SEC 32		
4998 IFFLAND RD			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 05/20/2020 for 126,670 by FISCHER, KEITH/SEIDELL DEBRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

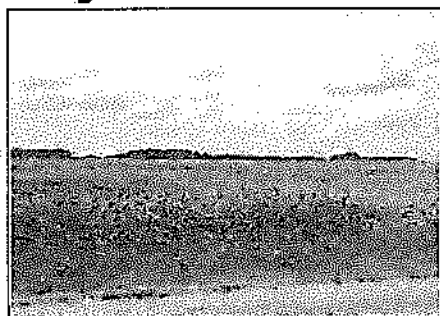
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	96,200	2022 Taxable:	40,869	Acreage:	30.15
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel:	BL0-205-2280-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	FORCHE, RONALD M	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 MC MAHON RD BLK DEERFIELD, MI 49238	Taxable Status:	TAXABLE
Liber/Page:	2613/0098	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description:		
FORCHE, RONALD M	N 1/2 OF NE 1/4 OF NE FRL 1/4 SEC 5		
19543 CAKE RD			
DUNDEE MI 48131			

Most Recent Sale Information

Sold on 02/15/2021 for 104,212 by FORCHE, FLORINE, TRUST.

Terms of Sale: 09-FAMILY

Liber/Page: 2613/0098

Most Recent Permit Information

None Found

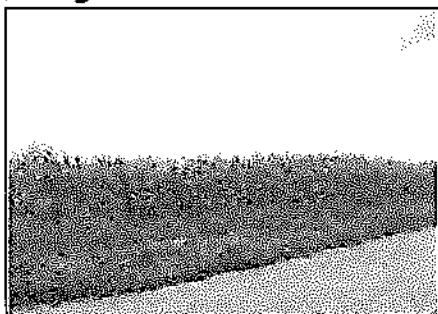
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	59,900	2022 Taxable:	26,843	Acreage:	20.15
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel: BL0-208-1355-00
Owner's Name: PIXLEY, DAVID H JR & TAMMY
Property Address: 10000 FORCHE RD BLK
BLISSFIELD, MI 49228
Liber/Page: 2581/0654
Split: / /
Public Impr.: Paved Road, Electric
Topography: Level, High

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: BL0 BLISSFIELD TOWNSHIP
School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: BL101 AGRICULTURAL ECF

Mailing Address:

PIXLEY, DAVID H JR & TAMMY
10193 FORCHE RD
BLISSFIELD MI 49228

Description:

LD DES AS BEG 837.05 FT S89°42'00"W ALG THE N LI OF SD NW1/4 OF SEC 8 T7S R5E & 208.75 FT S FROM THE N1/4 COR
OF SD SEC TH S 458.64 FT TH S89°45'19"W 208.79 FT ALG THE S LI OF SD NW1/4 NE1/4 NW1/4 OF SD SEC TH N 458.26
FT TH N89°42'00"E 208.75 FT TO THE POB (SURVEY 2.20 AC)

Most Recent Sale Information

Sold on 06/17/2019 for 25,000 by MC CARTY, KANDI L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2581/0654

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	14,500	2022 Taxable:	13,635	Acreage:	4.40
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel:	BL0-219-4875-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	STAHL FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	4950 S BLISSFIELD HWY BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2598/0957	Prev. Taxable Stat	TAXABLE
Split:	05/13/2011	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description: LD DES AS COMM IN THE E LI OF SEC 19 T7S R5E & WHERE THE CENTER OF THE HWY INTERSECTS THE S LI OF SD SEC 8, RUNN TH N1^21'W 4.47' CH TH ALG THE CENTER OF DRAIN S87^23'W 5.27' CH TH N66^07'W 5.30' TH S31^22'W 4.13' CH TH S3^8'E 3.02' CH TO THE S LI OF SD SEC TH N89^14'E 12.20' CH TO THE POB ANNEXED TO TOWNSHIP AND SPLIT ON 05/13/2011 FROM BL2-219-4850-00;		

Most Recent Sale Information

Sold on 06/09/2020 for 37,500 by RUSH, DARRELL B & LAURA L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2598/0957

Most Recent Permit Information

None Found

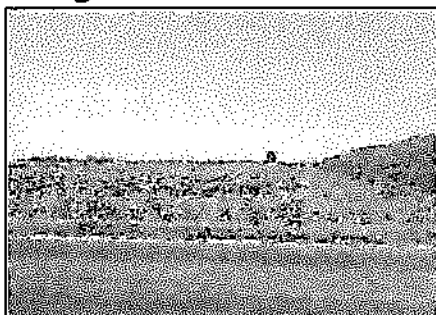
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	14,400	2022 Taxable:	13,532	Acreage:	5.93
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel:	BL0-234-3775-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	DENECKER, MAURICE J & JEAN A TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	12000 STADLER RD BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2581/0952	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description:		
DENECKER, MAURICE J & JEAN A TRUST 12792 E US 223 RIGA MI 49276	LD DES AS BEG ON THE S LI OF SEC 34 T7S R5E 1063.02 FT S88°16'30"W FROM THE S1/4 COR OF SD SEC TH S88°16'30"W 263.03 FT CONT ALG SD S LI OF SD SEC TO THE W LI OF E1/2 OF THE SW1/4 OF SD SEC TH N01°45'03"W 1079.40 FT ALG SD W LI OF THE E1/2 OF SW1/4 OF SD SEC TH N88°25'42"E 663.03 FT TO THE E LI OF THE W1/2 OF THE E1/2 OF THE SW1/4 OF SD SEC TH S01°45'03"E 853.63 FT TH S86°01'21"W 398.50 FT TH S01°15'30"E 208.34 FT TO THE POB (SURVEY 14.44 AC) SPLIT ON 05/10/2019 FROM BL0-234-3750-00		

Most Recent Sale Information

Sold on 06/25/2019 for 80,000 by ZANDER, MICHAEL DEEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2581/0952

Most Recent Permit Information

None Found

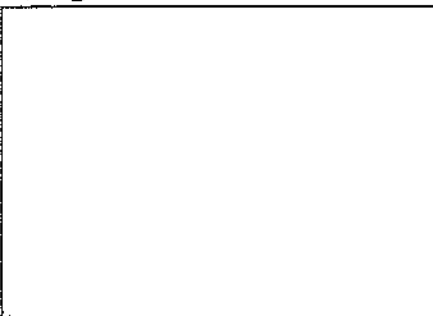
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	47,000	2022 Taxable:	24,277	Acreage:	14.44
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel:	BL2-231-1800-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	GRACIOUS WAVES LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	200 JOY ST BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2634-0640	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm-Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, Low	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description: LD DES AS COMM AT THE N1/4 COR OF SEC 31 T7S R5E TH S 1599.09 FT ALG THE E LI OF NW FRL 1/4 OF SD SEC TO THE CNTRLI OF SOUTH MONROE ST TH CONT ALG THE SD CNTRLI OF SOUTH MONROE ST TH CONT ALG THE SD CNTRLI OF SOUTH MONROE ST N87°27'31"W 541.62 FT & S84°40'10"W 199.34 FT TH LEAV CNTRLI OF S MONROE ST N 685.56 FT ALG THE W LI OF JOY ST TO A POB TH N 112.77 FT TH N89°23'50"W 218.82 FT TH N 382.82 TH S88°51'09"E 532.68 FT TH S01°04'04"W 493.06 FT TH N88°55'56"W 309.84 FT TO POB (SURVEY 5.45 AC) ALSO LD DES AS COMM AT THE N1/4 OF SD SEC TH S 568.91 FT FOR A POB TH CONT S 744.84 FT TH N87°27'31"W 433.23 FT TH N01°04'04"E 736.58 FT TH S88°32'38"E 427.41 FT TO POB (SURVEY 7.315 AC)		

Most Recent Sale Information

Sold on 12/23/2021 for 0 by D & J GLOBAL DEVELOPMENT LLC.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2634-0640

Most Recent Permit Information

None Found

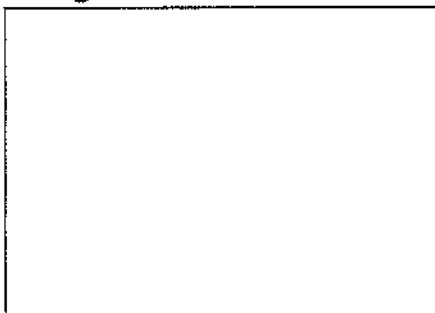
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	42,100	2022 Taxable:	29,723	Acreage:	12.77
Zoning:	RM-1 (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:12 AM

Parcel:	BL2-231-2075-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	SCOTT, LAUREL	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	206 S KINGSBERRY ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2629-0518	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description: A PARCEL OF LD 3N NE 1/4 SEC 31 T7S-R5E COMM AT SW COR OF LOT 6 OF RBC NEWCOMBS ADD RUNN TH W TO N AND S 1/4 LI SD SEC TH N ALG 1/4 LI TO A PT DIRECTLY W OF NW COR OF LOT 1 OF RBC NEWCOMBS ADD TH E TO NW COR OF LOT 1 TH SE'LY ALG W'LY LI OF LOTS 1-2-3-4-5 AND 6 TO BEG EX THE N 177 FT CONT 2.2 ACRES SEC 31 T7S-R5E UNPLATTED PROP VILL OF BLISSFIELD ALSO LOT 11 KINGSBERRY COURT EXC THE W 25.5 FEET OF SAID LOT AND THE E 25.5 FEET OF SAID LOT		

Most Recent Sale Information

Sold on 11/16/2021 for 56,500 by FISCHER FAMILY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-0518

Most Recent Permit Information

None Found

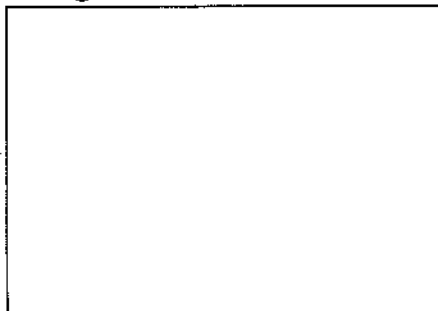
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	15,600	2022 Taxable:	15,600	Acreage:	2.73
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



2023 Blissfield Township Land Value Study Residential Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Zoning	Water	Sewer
BL2-230-2720-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes
BL2-230-2730-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes
BL2-230-2740-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes
BL2-231-1770-00	2/18/2020	\$36,000.00	9.23	\$3,900.33	RM-1	Yes	Yes

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:14 AM

Parcel:	BL2-230-2720-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	WALENTOWSKI, RYAN & HEATHER	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	5000 S BLISSFIELD HWY BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2612/0717	Prev. Taxable Stat	TAXABLE
Split:	09/15/2008	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	WALENTOWSKI, RYAN & HEATHER 545 N MONROE ST BLISSFIELD MI 49228	Description:	LD DES AS COMM AT THE NE COR OF SEC 30 T7S R5E TH S00°21'08"W 1469.55 FT ALG THE CNTRLI OF BLISSFIELD HWY ALSO BEING THE E LI OF SD SEC TO THE POB TH CONT S00°21'08"W 100.63 FT TH N88°47'21"W 198 FT TH N00°21'08"E 100.63 FT TH S88°47'21"E 198 FT TO THE E LI & CNTRLI OF BLISSFIELD HWY TO THE POB (SURVEY 0.457 AC) SPLIT ON 09/15/2008 FROM BL2-230-2750-00;

Most Recent Sale Information

Sold on 02/12/2021 for 45,000 by BETZ, LLOYD H, TRUST;

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2612/0717

Most Recent Permit Information

None Found

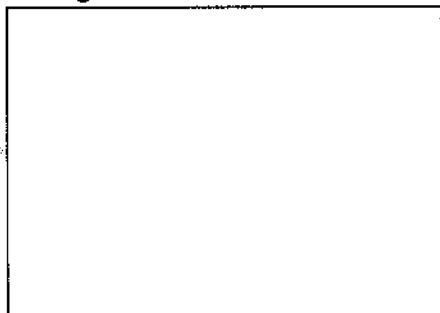
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	9,100	2022 Taxable:	9,100	Acreage:	0.46
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:14 AM

Parcel:	BL2-230-2730-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	WALENTOWSKI, RYAN & HEATHER	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	545 N MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2612/0717	Prev. Taxable Stat:	TAXABLE
Split:	09/15/2008	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	WALENTOWSKI, RYAN & HEATHER 545 N MONROE ST BLISSFIELD MI 49228	Description:	LD DES AS COMM AT THE NE COR OF SEC 30 T7S R5E TH S00°21'08"W 1570.18 FT ALG THE CNTRLI OF BLISSFIELD HWY ALSO BEING THE E LI OF SD SEC TO THE POB TH CONT S00°21'08"W 201.26 FT TH N88°47'21"W 198 FT TH N00°21'08"E 201.26 FT TH S88°47'21"E 198 FT TO THE E LI & CNTRLI OF BLISSFIELD HWY TO THE POB CONTAINING 0.914 AMOL SPLIT ON 09/15/2008 FROM BL2-230-2750-00; COMBINED W/ 230-2740-00 7/27/2021

Most Recent Sale Information

Sold on 02/12/2021 for 45,000 by BETZ, LLOYD H, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2612/0717

Most Recent Permit Information

Permit PP210015 on 09/16/2021 for \$0 category Plumbing.

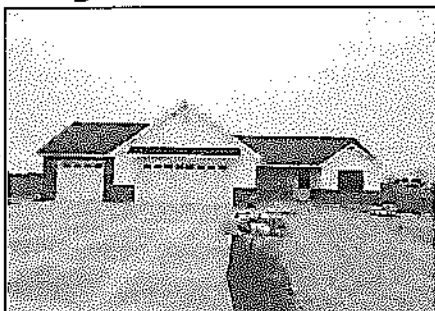
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	117,800	2022 Taxable:	117,800	Acreage:	0.91
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2021
Occupancy: Single Family
Class: C+10
Style: SINGLE STORY
Exterior: Stone/Siding
% Good (Physical): 99
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,000
Ground Area: 2,000
Garage Area: 1,165
Basement Area: 2,000
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:14 AM

Parcel:	BL2-231-1770-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	JONES, JACOB P	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	300 S MONROE ST BLK BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2593/0457	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, Low	Neighborhood:	082 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD BEG 428 FT S FROM NW COR E-1/2 OF NW FRL-1/4 SEC 31 RUNN TH S 89 DEG 24'E 369.85 FT TH S 1204.18 FT TO CTR LI RIVER RD TH S 84 DEG 03'W 75.56 FT TH S 71 DEG 29'W 319.15 FT TH N 1317.10 FT TO POB SEC 31 10.75 ACRES EX LD BEG ON CTR LI RIVER RD AT A PT 1745.1 FT S & 254.15 FT N 71 DEG 29'E FROM NW COR E-1/2 OF NW FRL-1/4 SEC 31 RUNN TH N 71 DEG 29'E 65 FT TH N 84 DEG 03'E 75.56 FT TH N 207.57 FT TH S 89 DEG 59'W 162.32 FT TH S 6 DEG 11'E 237.43 FT TO POB CONT .75 ACRE ALSO EX LD BEG ON N LI RIVER RD 1710.23 FT S FROM NW COR OF E 1/2 OF NW FRL 1/4 SEC 31 RUNN TH N 212 FT TH E 175 FT TH S 6 DEG 42'E 147.23 FT TO N'LY LI RIVER RD TH S 71 DEG 29'W 204 FT TO POB SEC 31 UNPLATTED PROP VILL OF BLISSFIELD		

Most Recent Sale Information

Sold on 02/18/2020 for 36,000 by WOVRINE LAND GROUP LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2593/0457

Most Recent Permit Information

None Found

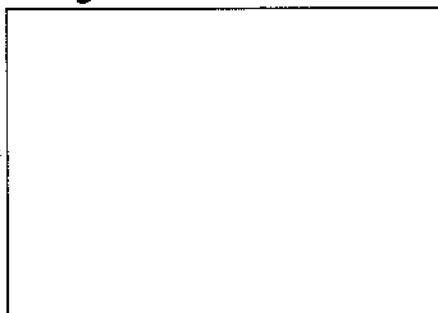
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	20,100	2022 Taxable:	18,077	Acreage:	9.23
Zoning:	RM-1	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



2023 Blissfield Township Land Value Study Commercial/Industrial Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	
BL-2-232-2620-00	3/9/2017	\$23,000.00	2.5	\$9,200.00	
BL-2-233-3150-00	12/19/2017	\$50,000	2.00	\$25,000.00	Purc from 233-3180-00
BL-2-232-2620-00	1/31/2022	\$50,000	2.50	\$20,000.00	

Total Acres 7.00

Ave. Price/Acre \$18,066.67

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:16 AM

Parcel:	BL2-232-2620-00	Current Class:	202.COMMERCIAL-VACANT
Owner's Name:	AMICUS HOLDINGS LLC	Previous Class:	202.COMMERCIAL-VACANT
Property Address:	300 SHERMAN ST BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2633-0508	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	COM-E COMMERCIAL EAST
Mailing Address:	Description: LD DES AS COMM AT THE N1/4 COR OF SEC 32 T7S R5E TH S89°26'24"E (REC S89°21'18"E) ALG N LI OF SEC 32, 591.82 FT (REC 591.80 FT) TH S1°20'04"W (REC S1°26'20"W) 808.28 FT (REC 808.08 FT) TO S LI OF SHERMAN ST TH S88°33'40"E ALG S LI OF SHERMAN ST 333.72 FT FOR A FUR POB AND RUNN TH S 88°33'40"E ALG S LI OF SHERMAN ST 213 FT TH S9°30'39"E 436.95 FT TH N88°22'28"W 296 FT (REC N88°18'49"W) TH N1°26'20"E 428.03 FT TO POB.		

Most Recent Sale Information

Sold on 01/31/2022 for 50,000 by MITCHELL, DENNIS D & BARBARA I.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2633-0508

Most Recent Permit Information

None Found

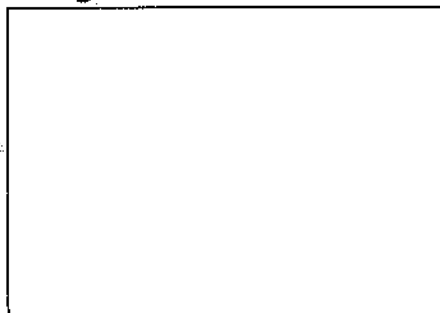
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	9,800	2022 Taxable:	9,800	Acreage:	2.50
Zoning:	I-1	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:16 AM

Parcel:	BL2-233-3150-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	SIELER RENTAL LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	11119 E US-223 BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2556-330	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	COM-E COMMERCIAL EAST

Mailing Address:

SIELER RENTAL LLC
7779 THOMPSON HWY
BLISSFIELD MI 49228

Description:

LD BEG 329.14 FT S OF W1/4 POST SEC 33 T7S R5E RUNN TH S 60 DEG 45'E 214.97 FT TH N 29 DEG 14'E 180 FT TO CTR HWY US-223 TH S 60 DEG 45'E 300 FT FOR POB TH S 60 DEG 45'E 300 FT TH S 29 DEG 14'W 260 FT TH N 60 DEG 45'W 300 FT TH N 29 DEG 14'E 260 FT TO POB SEC 33 ALSO LD DES AS COMM AT THE W1/4 COR OF SD SEC TH S3^19'10"W A DIST OF 128.82 FT ALG THE W LI OF SW1/4 OF SD SEC ALSO BEING THE CNTRLI OF SILBERHORN HWY TO THE INTERSECTION OF THE CNTRLI OF US-223 TH S60^45'30"E A DIST OF 602.35 FT ALG THE CNTRLI OF US-223 TO A PT TH PERPENDICULAR TO THE CNTRLI OF US-223 S29^14'30"W A DIST OF 260 FT TO A FOUND CAPPED IRON BAR (#33970) & THE POB PASSING A FOUND CAPPED IRON BAR (#33970) AT 60 FT TH CONT S29^14'30"W A DIST OF 290.40 FT TO A SET CAPPED IRON BAR (ANDRUS #40155) TH S60^45'30"E A DIST OF 300 FT PAR TO THE CNTRLI OF US-223 TO A SET CAPPED IRON BAR (ANDRUS #40155) TH N29^14'30"E A DIST OF 290.40 FT TO A FOUND CAPPED IRON BAR (#33970) TH N60^45'30"W A DIST OF 300 FT PAR TO THE CNTRLI OF US-223 TO THE POB (SURVEY 2 AC)

Most Recent Sale Information

Sold on 12/19/2017 for 50,000 by JONES & JONES LEASING CO LLC.

Terms of Sale: 32-SPLIT VACANT

Liber/Page: 2556-330

Most Recent Permit Information

None Found

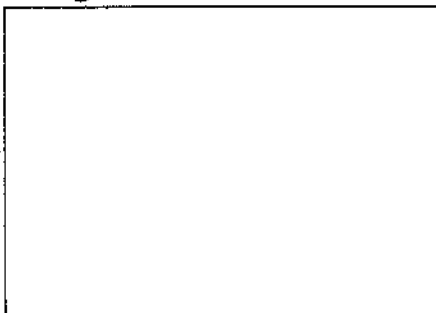
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	212,300	2022 Taxable:	122,774	Acreage:	3.79
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 4
Type: Warehouses - Storage
Desc:
Class: D,Pole
Quality: Average
Built: 1957 Remodeled: 2008
Overall Building Height: 18
Floor Area: 9,668
Sale Price/Floor Area: 5.17
Estimated TCV: Tentative
Cmts:

Image



2023 Blissfield Township Land Value Study Residential Subdivision

Parcel Number	Date of Sale	Sale Price	Frontage	Cost Per FF	Comments
BL2-800-0100-00	1/12/2021	\$6,500			Condo site

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2022 11:17 AM

Parcel:	BL2-800-0100-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	OKULEY, DOROTHY	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	705 KOREY'S CIR BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2610/0872	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BWBC WEST BROOKE CONDO
Mailing Address:	OKULEY, DOROTHY 1458 RIVERWALK CT WATERVILLE OH 43566	Description:	UNIT 10 WEST BROOKE CONDOMINIUM

Most Recent Sale Information

Sold on 01/12/2021 for 6,500 by PAPHENHAGEN CONSTRUCTION INC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0872

Most Recent Permit Information

Permit PM210014 on 05/10/2021 for \$0 category Mechanical.

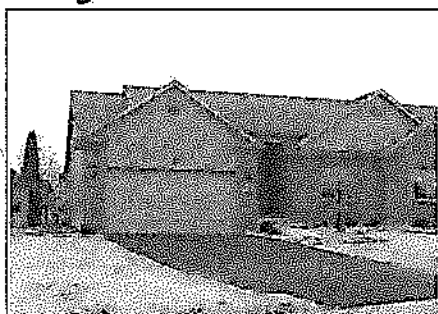
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	SITE CONDO
2022 S.E.V.:	137,900	2022 Taxable:	137,900	Acreage:	0.00
Zoning:	RM-1	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: 2021
Occupancy: Single Family
Class: C
Style: CONDO
Exterior: Brick/Siding
% Good (Physical): 99
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,552
Ground Area: 1,552
Garage Area: 441
Basement Area: 1,552
Basement Walls: Poured
Estimated TCV: Tentative

Image



3

02/04/2023

Codes And Descriptions:

Page: 1/1

09:02 AM

DB: Blissfield 2023

Code	Description	Ave. ECF	Comments
------	-------------	----------	----------

Unit BL0 - BLISSFIELD TOWNSHIP

00B	BLISSFIELD HEIGHTS	0.999	
00L	ROBERT POLLARDS ADD TO VILL LYON	0.920	
01B	BURNHAM HEIGHTS ADDITION	1.000	
02B	BRENOT COURT	1.244	
02L	QUEEN MARY ADDITION	0.920	
03B	CANNON'S ADDITION	0.983	
042	COMMERCIAL DOWNTOWN	0.627	
04B	DAVID CARPENTER'S ADDITION	0.996	
04L	UNION ADDITION	1.124	
05B	FITCH DEWEYS ADDITION	0.949	
05L	VICTORY & PORTER ADDITIONS	0.946	
06B	DAVIS ADDITION	0.983	
07B	FAIRHAVEN	0.977	
08B	GEORGE FREEBACK'S ADDITION	0.896	
09B	GILE'S ADDITION	0.983	
0B0	VILL OF BLISS ORIGINAL PLAT	1.100	
0B1	BLISS TWP SEC 29,30,31,32	0.996	
0B2	BLISS VILL- SEC 19,29, 30,31,32	1.100	
0B3	MODERN STYLE BLISSFIELD TWP	0.986	
0B4	OLDER STYLE BLISSFIELD TWP	0.961	
0B7	ASSESSOR'S PLAT #1 BL	0.954	
0B8	ASSESSOR'S PLAT #2 BL	1.127	
0L0	GILE'S & WHITE'S ADD TO VIL LYON	1.156	
0L1	HAAS PARK	1.010	
0L2	KEELER'S ADDITION	1.206	
0L3	KINGSBERRY COURT	0.930	
0L7	VILLAGE OF LYON	0.980	
0L8	NEWCOMBS ADDITION TO BL2	1.127	
0L9	PARKWOOD ADDITION	0.907	
BL101	AGRICULTURAL ECF	1.021	
BWE	WEST BROOKE	0.866	
BWEC	WEST BROOKE CONDO	1.004	
COM-E	COMMERCIAL EAST	1.000	
COM-W	COMMERCIAL WEST	0.770	
DAN	DANFIELD	1.065	
EXEMP	EXEMPT PROPERTIES	1.000	
IFT R	IFT REAL	1.000	
IND	INDUSTRIAL	1.000	
PERSONS	PERSONAL PROPERTY	1.000	

E.C.F.s for Neighborhood: 00B 'BLISSFIELD HEIGHTS'

Residential : 0.999
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00L 'ROBERT POLLARDS ADD TO VILL LYON'

Residential : 0.920
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 01B 'BURNHAM HEIGHTS ADDITION'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 02B 'BRENOT COURT'

Residential : 1.244
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 02L 'QUEEN MARY ADDITION'

Residential : 0.920
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 03B 'CANNON'S ADDITION'

Residential : 0.983
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 04Z 'COMMERCIAL DOWNTOWN'

Residential : 0.627
Town Homes/Duplexes: 0.627
Mobile Homes : 0.627
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.627
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 04B 'DAVID CARPENTER'S ADDITION'

Residential : 0.996
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 04L 'UNION ADDITION'

Residential : 1.124
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 05B 'FITCH DEWEYS ADDITION'

Residential : 0.949
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 05L 'VICTORY & PORTER ADDITIONS'

Residential : 0.946
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 06B 'DAVIS ADDITION'

Residential : 0.983
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 07B 'FAIRHAVEN'

Residential : 0.977
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 08B 'GEORGE FEEBACK'S ADDITION'

Residential : 0.896
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 09B 'GILE'S ADDITION'

Residential : 0.983
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0B0 'VILL OF BLISS ORIGINAL PLAT'

Residential : 1.100
Town Homes/Duplexes: 1.100
Mobile Homes : 1.100
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0B1 'BLISS TWP SEC 29,30,31,32'

Residential : 0.996
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0B2 'BLISS VILL- SEC 19,29, 30,31,32'

Residential : 1.100
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0B3 'MODERN STYLE BLISSFIELD TWP'

Residential : 0.986
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0B4 'OLDER STYLE BLISSFIELD TWP'

Residential : 0.961
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0B7 'ASSESSOR'S PLAT #1 BL'

Residential : 0.954
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0B8 'ASSESSOR'S PLAT #2 BL'

Residential : 1.127
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0L0 'GILE'S & WHITE'S ADD TO VIL LYON'

Residential : 1.156
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0L1 'HAAS PARK'

Residential : 1.010
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0L2 'KEELER'S ADDITION'

Residential : 1.206
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0L3 'KINGSBERRY COURT'

Residential : 0.930
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0L7 'VILLAGE OF LYON'

Residential : 0.980
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0L8 'NEWCOMBS ADDITION TO BL2'

Residential : 1.127
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 0L9 'PARKWOOD ADDITION'

Residential : 0.907
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BL101 'AGRICULTURAL ECF'

Residential : 1.021
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.021
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BWB 'WEST BROOKE'

Residential : 0.866
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BWBC 'WEST BROOKE CONDO'

Residential : 1.004
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM-E 'COMMERCIAL EAST'

Residential : 1.000
Town Homes/Duplexes: 0.883
Mobile Homes : 0.883
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.883
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM-W 'COMMERCIAL WEST'

Residential : 0.770
Town Homes/Duplexes: 0.845
Mobile Homes : 0.845
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.845
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: DAN 'DANFIELD'

Residential : 1.065
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: EXEMP 'EXEMPT PROPERTIES'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IFT R. 'IFT REAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 0.480

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IND 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 0.480

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: PERS 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

4

02/04/2023
09:04 AM

Codes And Descriptions

Page: 1/1
DB: Blissfield 2023

Code	Description	Comments
------	-------------	----------

Unit BL0 - BLISSFIELD TOWNSHIP

4L	UNION ADDITION	
AG LD	AGRICULTURAL LAND	
AG RA	BLISS TWP SEC 29,30,31,32	
AG RS	RESIDENTIAL IN AA ZONE	
AS#1	ASSESSOR'S PLAT #1	
AS#2	ASSESSOR'S PLAT #2	
BHT	BLISSFIELD HEIGHTS	
BL-FR	FAIRHAVEN	
BR CT	BRENOT COURT	
BUR-H	BURNHAM HEIGHTS	
BVM	BLISS VIL NOT PLATT	
BWB	WEST BROOKE	
COMM	COMMERCIAL	
DAN	DANFIELD	
DAV	DAVIS ADDITION	
DCARP	DAVID CARPENTER'S ADDITION	
DT-CM	COMMERCIAL DOWNTOWN	
EXEMP	EXEMPT PROPERTIES	
FI-DW	FITCH DEWEY ADD	
GFB	GEORGE FEEBACK'S ADDITION	
GILES	GILES ADDITION	
HA PK	HAAS PARK	
I-1	INDUSTRIAL	
IFT	IFT PARCELS	
JCAN	CANNONS ADDITION	
KEE	KEELER'S ADDITION	
KING	KINGSBERRY COURT	
LYON	VILLAGE OF LYON	
ORG B	VILL OF BLISS ORIGINAL PLAT	
PERS	PERSONAL PROPERTY	
PKWD	PARKWOOD ADDITION	
QM	QUEEN MARY ADDITION	
RBC N	NEWCOMBS ADDITION TO BL2	
RPOLL	ROBERT POLLARD ADD	
VIC/P	VICTORY/PORTER ADDNS	
WB CO	WEST BROOKE CONDO	

Unit -

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood 04L UNION ADDITION, Last Edited: 01/29/2023

Values for Acreage Table 1: 'UNION ADDITION'

1 Acre: 82,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood AG LD AGRICULTURAL LAND, Last Edited: 01/21/2023

Values for Acreage Table 1: 'LARGE BLDG SITES'

1 Acre: 20,000	3 Acre: 32,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 25,000	4 Acre: 35,000	15 Acre: 0	40 Acre: 0
2 Acre: 27,500	5 Acre: 40,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 30,000	7 Acre: 50,000	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'AG LD', (Acres)

AG	: 7,000
AG	: 7,000
AG	: 7,000
AG	: 7,000
WOOD LOT	: 3,000
1 ACRE BLDG SIT:	15,000
2 ACRE BLDG SIT:	12,500
POND:	: 10,000
ROW	: 0
LOW/WET	: 1,000
DRAIN ROW	: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood AG RA BLISS TWP SEC 29,30,31,32, Last Edited: 01/21/2023

Values for Acreage Table 1: 'BLISS TWP SEC 29-32'

1 Acre: 36,000	3 Acre: 50,000	10 Acre: 80,000	30 Acre: 0
1.5 Acre: 41,000	4 Acre: 55,000	15 Acre: 105,000	40 Acre: 0
2 Acre: 43,500	5 Acre: 60,000	20 Acre: 140,000	50 Acre: 0
2.5 Acre: 46,500	7 Acre: 75,000	25 Acre: 175,000	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood AG RS RESIDENTIAL IN AA ZONE, Last Edited: 01/21/2023

Values for Acreage Table 1: 'RES IN AA ZONE'

1 Acre: 35,000	3 Acre: 50,000	10 Acre: 82,500	30 Acre: 210,000
1.5 Acre: 40,000	4 Acre: 55,000	15 Acre: 105,000	40 Acre: 280,000
2 Acre: 42,500	5 Acre: 60,000	20 Acre: 140,000	50 Acre: 350,000
2.5 Acre: 45,000	7 Acre: 62,500	25 Acre: 175,000	100 Acre: 0

Rates for Rate Table 'PONDS', (Acres)

PONDS	: 10,000
-------	----------

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood AS#1 ASSESSOR'S PLAT #1, Last Edited: 01/21/2023

Values for Acreage Table 1: 'ASSESSOR'S PLAT #1'

1 Acre: 42,000	3 Acre: 52,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 45,000	4 Acre: 57,000	15 Acre: 0	40 Acre: 0
2 Acre: 47,000	5 Acre: 62,500	20 Acre: 0	50 Acre: 0
2.5 Acre: 50,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood AS#2 ASSESSOR'S PLAT #2, Last Edited: 01/21/2023

Values for Acreage Table 1: 'ASSESSOR'S PLAT #2'

1 Acre: 46,500	3 Acre: 56,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 49,000	4 Acre: 61,500	15 Acre: 0	40 Acre: 0
2 Acre: 51,500	5 Acre: 66,500	20 Acre: 0	50 Acre: 0
2.5 Acre: 54,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood BHT.BLISSFIELD HIEGHTS, Last Edited: 01/21/2023

Values for Acreage Table 1: 'BLISSFIELD HIEGHTS'

1 Acre: 43,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood BL-FR.FAIRHAVEN, Last Edited: 01/21/2023

Values for Acreage Table 1: 'FAIRHAVEN'

1 Acre: 50,500	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood BR CT.BRENOT COURT, Last Edited: 01/21/2023

Values for Acreage Table 1: 'BRENOT CT'

1 Acre: 75,800	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood BUR-H.BURNHAM HEIGHTS, Last Edited: 01/21/2023

Values for Acreage Table 1: 'BURNHAM HEIGHTS'

1 Acre: 94,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood BVM.BLISS VIL NOT PLATT, Last Edited: 01/21/2023

Values for Acreage Table 1: 'BLISS VILL NOT PLAT'

1 Acre: 36,000	3 Acre: 50,000	10 Acre: 80,000	30 Acre: 0
1.5 Acre: 41,000	4 Acre: 55,000	15 Acre: 105,000	40 Acre: 0
2 Acre: 43,500	5 Acre: 60,000	20 Acre: 140,000	50 Acre: 0
2.5 Acre: 46,500	7 Acre: 75,000	25 Acre: 175,000	100 Acre: 0

Rates for Rate Table 'AG LD', (Acres)

AG	: 7,000
AG	: 7,000
AG	: 7,000
AG	: 7,000
WOOD LOT	: 3,000
1 ACRE BLDG SIT:	15,000
2 ACRE BLDG SIT:	12,500
POND	: 10,000
ROW	: 0
LOW/WET	: 1,000
DRAIN ROW	: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood BWB.WEST BROOKE, Last Edited: 12/26/2021

Values for Acreage Table 1: 'WEST BROOKE'

1 Acre: 80,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood COMM.COMMERCIAL, Last Edited: 02/02/2023

Values for Acreage Table 1: 'COMMERCIAL'

1 Acre: 35,000	3 Acre: 60,000	10 Acre: 150,000	30 Acre: 0
1.5 Acre: 40,000	4 Acre: 80,000	15 Acre: 225,000	40 Acre: 0
2 Acre: 45,000	5 Acre: 100,000	20 Acre: 300,000	50 Acre: 0
2.5 Acre: 50,000	7 Acre: 105,000	25 Acre: 375,000	100 Acre: 0

Rates for Rate Table 'AG LAND TABLE', (Acres)

LANDING AREA	: 0
AG-1	: 7,000
AG-2	: 7,000
AG-3	: 7,000
AG-4	: 7,000

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood DAN.DANFIELD, Last Edited: 01/29/2023

Values for Acreage Table 1: 'DANFIELD'

1 Acre: 60,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood DAV.DAVIS ADDITION, Last Edited: 01/21/2023

Values for Acreage Table 1: 'DAVIS'

1 Acre: 56,600	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood DCARR.DAVID CARPENTER'S ADDITION, Last Edited: 01/21/2023

Values for Acreage Table 1: 'DAVID CARPENTERS ADD'

1 Acre: 77,250	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 79,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'BACK LOTS'

1 Acre: 10,000	3 Acre: 17,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 11,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 14,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 15,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood DT-CM.COMMERCIAL DOWNTOWN, Last Edited: 02/02/2023

Values for Acreage Table 1: 'COMMERCIAL DOWNTOWN'

1 Acre: 20,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood EXEMP.EXEMPT PROPERTIES, Last Edited: 01/25/2016

Unit: BL0 - BLISSFIELD TOWNSHIP

Rates/Values for Neighborhood FI-DW.FITCH DEWEY ADD, Last Edited: 01/21/2023

Frontages:

Frontage 'A': Description: 'FITCH DEWEY' FF Rate: 375
 Standard Frontage: 66 Standard Depth : 165
Frontage 'B': Description: 'FITCH DEWEY' FF Rate: 375
 Standard Frontage: 132 Standard Depth : 330

Values for Acreage Table 1: 'FI-DW FLOOD PLAIN'

1 Acre: 2,000	3 Acre: 3,750	10 Acre: 5,500	30 Acre: 0
1.5 Acre: 2,500	4 Acre: 4,000	15 Acre: 0	40 Acre: 0
2 Acre: 3,000	5 Acre: 4,500	20 Acre: 0	50 Acre: 0
2.5 Acre: 3,500	7 Acre: 5,000	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP

Rates/Values for Neighborhood GFB.GEORGE FEEBACK'S ADDITION, Last Edited: 01/21/2023

Values for Acreage Table 1: 'GEORGE FEEBACK'S ADD'

1 Acre: 43,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP

Rates/Values for Neighborhood GILES.GILES ADDITION, Last Edited: 01/21/2023

Values for Acreage Table 1: 'GILES ADDITION'

1 Acre: 56,600	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'BACK LOTS'

1 Acre: 15,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'AG-LD', (Acres)

AG : 7,000
AG : 7,000
AG : 7,000
AG : 7,000
WOOD LOT : 3,000
1 ACRE BLDG SIT: 15,000
2 ACRE BLDG SIT: 12,500
POND : 10,000
ROW : 0
LOW/WET : 1,000
DRAIN ROW : 0

Unit: BL0 - BLISSFIELD TOWNSHIP

Rates/Values for Neighborhood HA.PK.HAAS PARK, Last Edited: 01/29/2023

Values for Acreage Table 1: 'HAAS PARK'

1 Acre: 54,700	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 57,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood I-1 INDUSTRIAL, Last Edited: 02/04/2023

Values for Acreage Table 1: 'INDUSTRIAL'

1 Acre: 15,000	3 Acre: 35,000	10 Acre: 115,000	30 Acre: 350,000
1.5 Acre: 20,000	4 Acre: 45,000	15 Acre: 175,000	40 Acre: 465,000
2 Acre: 25,000	5 Acre: 55,000	20 Acre: 225,000	50 Acre: 0
2.5 Acre: 30,000	7 Acre: 80,000	25 Acre: 300,000	100 Acre: 0

Values for Acreage Table 2: 'IND SMALL PARCELS'

1 Acre: 30,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 42,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 50,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood IFT IFT PARCELS, Last Edited: 01/25/2016

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood JCAN CANNONS ADDITION, Last Edited: 01/21/2023

Values for Acreage Table 1: 'JAMES CANNON ADDITIO'

1 Acre: 76,800	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood KEE KEELER'S ADDITION, Last Edited: 01/29/2023

Values for Acreage Table 1: 'KEELER'S ADDITION'

1 Acre: 76,600	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood KING KINGSBERRY COURT, Last Edited: 01/29/2023

Values for Acreage Table 1: 'KINGSBERRY COURT'

1 Acre: 43,700	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood LYON VILLAGE OF LYON, Last Edited: 01/29/2023

Values for Acreage Table 1: 'VILLAGE OF LYON'

1 Acre: 65,250	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood ORG B.VILL OF BLISS ORIGINAL PLAT, Last Edited: 01/29/2023

Values for Acreage Table 1: 'ORG PLAT BLISSFIELD'

1 Acre: 40,250	3 Acre: 50,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 43,000	4 Acre: 55,000	15 Acre: 0	40 Acre: 0
2 Acre: 45,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 47,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood PERS PERSONAL PROPERTY, Last Edited: 01/25/2016

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood PKWD.PARKWOOD ADDITION, Last Edited: 01/29/2023

Frontages:
Frontage 'A': Description: 'PARKWOOD' FF Rate: 230
Standard Frontage: 40 Standard Depth : 120

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood QM.QUEEN MARY ADDITION, Last Edited: 01/29/2023

Values for Acreage Table 1: 'QUEEN MARY'

1 Acre: 70,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood RBC.N.NEWCOMES ADDITION TO BL2, Last Edited: 01/29/2023

Values for Acreage Table 1: 'NEWCOMBS ADDITION'

1 Acre: 36,150	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood RPOLL.ROBERT POLLARD ADD, Last Edited: 01/29/2023

Frontages:
Frontage 'A': Description: 'RPOLL' FF Rate: 330
Standard Frontage: 0 Standard Depth : 165

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood VIC/P.VICTORY/PORTER ADDNS, Last Edited: 01/29/2023

Values for Acreage Table 1: 'VICTORY ADDITION'

1 Acre: 55,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 57,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: BL0 - BLISSFIELD TOWNSHIP
Rates/Values for Neighborhood WB CO.WEST BROOKE CONDO, Last Edited: 01/29/2023

Sites:
Site 'A': Description: 'CONDO' Value: 6,500

Unit: -
Rates/Values for Neighborhood ----, Last Edited: / /

Blissfield Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$90,500	29.19
BLO-222-1750-00	4180 COREY HWY	12/17/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$240,100	40.35
BLO-222-4575-00	12644 CARROLL RD	04/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$103,000	46.82
BLO-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-2830-00	455 N MONROE ST	11/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,100	38.05
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
Totals:			\$1,735,000			\$1,735,000	\$637,900	
								Sale. Ratio => 36.77
								Std. Dev. => 8.02

Due to lack of improved agricultural sales, improved 401 sales from unplatted parcels in Blissfield Township and Village were used to develop the 2023 ECF.
2023 101 class ECF: 1.021

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$305,842	\$98,036	\$211,964	\$218,487	0.970	1,568	\$135.18	083	9.4241
\$563,499	\$100,339	\$494,661	\$492,723	1.004	3,976	\$124.41	083	6.0454
\$766,679	\$82,016	\$137,984	\$183,502	0.752	1,996	\$69.13	BL101	31.2437
\$101,909	\$26,600	\$88,400	\$73,832	1.197	1,222	\$72.34	081	13.2921
\$177,943	\$20,007	\$179,993	\$161,159	1.117	1,376	\$130.81	082	5.2478
\$125,823	\$15,502	\$134,498	\$112,572	1.195	1,074	\$125.23	082	13.0382
\$118,978	\$10,800	\$134,200	\$110,386	1.216	1,232	\$108.93	082	15.1351
\$1,660,673		\$1,381,700	\$1,352,662			\$109.43		4.2919
E.C.F. =>				1.021	Std. Deviation=>		0.16856339	
Ave. E.C.F. =>				1.064	Ave. Variance=>		13.3466 Coefficient of Var=>	

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
MODULAR/MAN		\$91,400	RESIDENTIAL IN AA ZONE	401	74
TWO STORY		\$83,625	RESIDENTIAL IN AA ZONE	401	83
CONVENTIONAL		\$68,851	AGRICULTURAL LAND	101	45
CONVENTIONAL		\$26,600	BLISS TWP SEC 29,30,31,32	401	45
RANCH		\$10,400	BLISS VIL NOT PLATT	401	62
RANCH		\$9,600	BLISS VIL NOT PLATT	401	60
CONVENTIONAL		\$10,800	BLISS VIL NOT PLATT	401	70

12.53928326

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:50 AM

Parcel:	BLO-215-4900-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RHODES MICHELLE & WADE KAREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12960 ATEN RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2626.0703	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Rolling, Low, Landscaped, Wooded, Pond	Neighborhood:	0B3 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description: LD DES AS BEG AT SE COR OF SEC 15 T7S R5E TH S88°27'25"W 389.41 FT ALG S LI OF SD SEC (CNTRLI OF ATEN RD) TH N01°32'35"W 1252.86 FT TO AN INTERMEDIATE TRAVERSE LI TH DOWNSTREAM M/L ALG TOP OF BANK OF RIVER RAISIN ALG AN INTERMEDIATE TRAVERSE LI THE FOLLOWING (3) COURSES S67°56'23"E 54.52 FT AND S44°46'19"E 202.84 FT AND S79°09'23"E 205.30 FT TH S01°32'35"E 1039.20 FT TO POB (SURVEY 10 AC INSIDE INTERMEDIATE TRAVERSE LINE LOT LINES EXTENT TO EDGE OF WATER OF RIVER RAISIN - CONTAINS A NET AREA OF 10.13 ACRES M/L TO EDGE OF WATER OF RIVER RAISIN)		

Most Recent Sale Information

Sold on 09/22/2021 for 310,000 by ZUCCARELL, RYAN D & EMMAGENE E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2626 0703

Most Recent Permit Information

Permit 18-01 on 01/21/2018 for \$0 category POLE BARN.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	144,200	2022 Taxable:	144,200	Acreage:	11.13
Zoning:	AA	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: 2002

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 74

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,568

Ground Area: 1,568

Garage Area: 960

Basement Area: 1,568

Basement Walls:

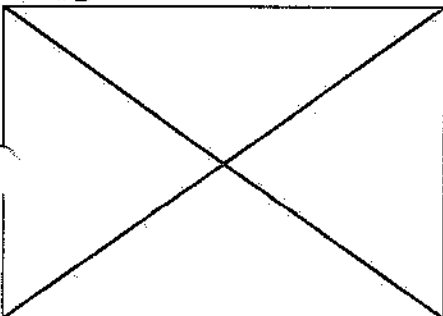
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:50 AM

Parcel:	BLO-222-1750-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STAIKOPOULOS, HRISTOS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4180 COREY HWY BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2631-0321	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped, Pond	Neighborhood:	0B3 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description:		
STAIKOPOULOS, HRISTOS	LD BEG 1375.65 FT S OF N 1/4 COR SEC 22 TH S 321.92 FT TH S 89^19'37"W 1352.68 FT TH N 0^11'46"W 321.91 FT TH N		
GREENE, LEEANN	89^19'37"E 1353.79 FT TO POB SEC 22		
4180 COREY HWY			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 12/17/2021 for 595,000 by DOMSCHOT, CHRISTINE R, LIV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-0321

Most Recent Permit Information

Permit 22-0005 on 07/05/2022 for \$50,000 category POLE BARN.

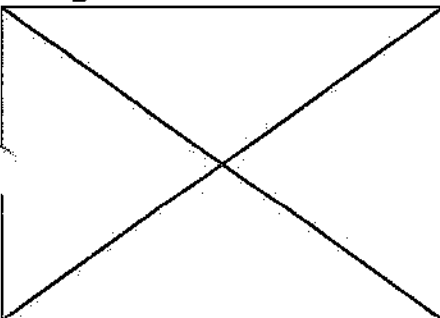
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	263,200	2022 Taxable:	263,200	Acreage:	10.50
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: C+10
Style: TWO STORY
Exterior: Stone/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 0
Full Baths: 3 Half Baths: 1
Floor Area: 3,976
Ground Area: 2,320
Garage Area: 844
Basement Area: 2,320
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:50 AM

Parcel:	BL0-222-4575-00	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	KELLER, RACHEL E	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	12644 CARROLL RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2618/0194	Prev. Taxable Stat	TAXABLE
Split:	02/20/2014	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	BL101 AGRICULTURAL ECF

Mailing Address:

KELLER, RACHEL E
12644 CARROLL RD
BLISSFIELD MI 49228

Description:

LD DES AS BEG AT THE S1/4 COR OF SEC 22 T7S R5E TH N00°25'47"E 462.94 FT ALG THE N-S 1/4 LI OF SD SEC TH N89°46'42"E 1325.82 FT TO THE E LI OF THE SW1/4 OF THE SE1/4 OF SD SEC TH S00°28'25"W 463.38 FT ALG THE SD E LI OF THE SW1/4 OF THE SE1/4 TO THE S LI OF SD SEC TH S89°47'50"W 1325.46 FT ALG THE SD S LI OF SD SEC TO THE POB (SURVEY 14.09 AC) EXC LD DES AS BEG ON THE S LI OF SD SEC 855.32 FT N89°47'50"E FROM THE S1/4 COR OF SD SEC TH N00°28'25"E 463.22 FT TH N89°46'42"E 464.11 FT TO THE E LI OF THE SW1/4 OF THE SE1/4 OF SD SEC TH S00°28'25"W 463.38 FT ALG THE E LI OF THE SW1/4 OF THE SE1/4 OF SD SEC TO THE S LI OF SD SEC TH S89°47'50"W 470.14 FT TO THE POB (EXC - SURVEY 5 AC)
SPLIT ON 02/20/2014 FROM BL0-222-4550-00
SPLIT ON 05/09/2014 INTO BL0-222-4535-00

Most Recent Sale Information

Sold on 04/26/2021 for 220,000 by KELLER, KURTIS D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618/0194

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	123,800	2022 Taxable:	123,800	Acreage:	9.09
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,996

Ground Area: 1,612

Garage Area: 308

Basement Area: 1,612

Basement Walls:

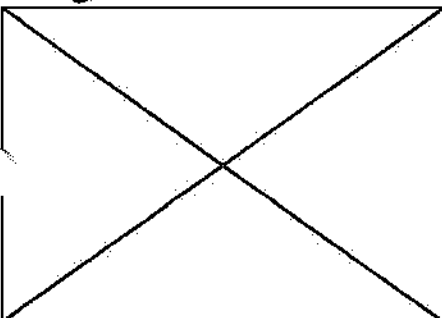
Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:50 AM

Parcel:	BL2-230-2830-00		Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GOLICK, STEVEN P 11 & EMILY		Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	455 N MONROE ST BLISSFIELD, MI 49228		Taxable Status	TAXABLE
Liber/Page:	2644-0065	Created: //	Prev. Taxable Stat	TAXABLE
Split:	//	Active: Active	Gov. Unit:	BLD BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights			
Topography:	Level, High, Landscaped			
Mailing Address:	Description:			
GOLICK, STEVEN P 11 & EMILY 455 N MONROE ST BLISSFIELD MI 49228	LD COMM 33-FT W OF NE COR OF S 1/2 OF SE 1/4 OF NE FRL 1/4 SEC 30 RUNN TH ALG W'LY LI N MONROE ST S 1 DEG 30'W 179.7 FT & S 38 DEG 57'W 273.6 FT FOR POB RUNN TH S 38 DEG 57'W 75 FT TH N 51 DEG 03'W 150 FT TH N 38 DEG 57'E 75 FT TH S 51 DEG 03'E 150 FT TO POB UNPLATTED PROP VILLAGE OF BLISSFIELD			

Most Recent Sale Information

Sold on 08/17/2022 for 215,000 by MISHKA, MICHAEL

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-0065

Most Recent Permit Information

Permit PE190004 on 01/11/2019 for \$0 category Electrical.

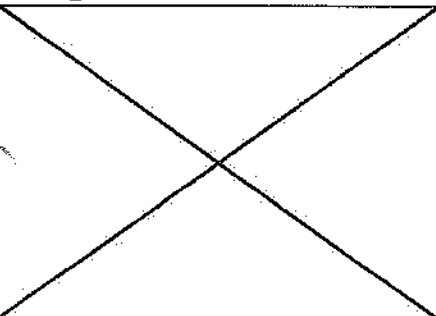
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	82,800	2022 Taxable:	82,800	Acreage:	0.26
Zoning:	RM-1	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: C+5
Style: RANCH
Exterior:
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,376
Ground Area: 1,376
Garage Area: 616
Basement Area: 1,376
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:50 AM

Parcel:	BL2-230-3390-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROGERS LUCAS & DESIRE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	612 BEAGLE RD BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2623-0730	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description:		
ROGERS LUCAS & DESIRE 612 BEAGLE RD BLISSFIELD MI 49228	LD COMM AT A PT LOC 1550.7 FT N FROM S 1/4 POST SEC 30 T7S-R5E TH NWLY ALG NLY LI OF RR ST KNOWN AS BEAGLE RD 425.4 FT FOR FUR POB RUNN TH NWLY ALG NLY LI OF BEAGLE RD 91.2 FT TH N 116.15 FT TH SE'LY 91.2 FT TH S PAR WITH N AND S 1/4 LI 116.15 FT TO POB SEC 30 UNPLAT- TED PROP VILL OF BLISSFIELD		

Most Recent Sale Information

Sold on 07/14/2021 for 150,000 by AHLEMAN, DONALD W, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0730

Most Recent Permit Information

None Found

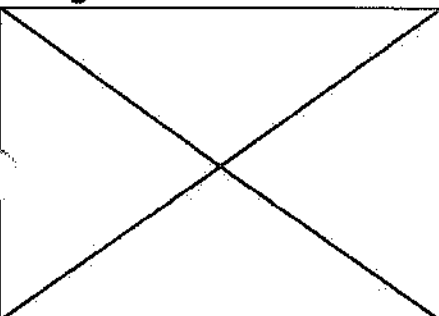
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	57,600	2022 Taxable:	57,600	Acreage:	0.24
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,074
Ground Area: 1,074
Garage Area: 480
Basement Area: 1,074
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:50 AM

Parcel:	BL2-231-4340-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CONRAD, NICHOLAS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	119 WALNUT ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2632-0349	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD COMM SE COR SEC 31 TH N 2074.46 FT TH W 654.4 FT TH S 2 DEG 39'30" E 163.45 FT FOR A FURTHER POB RUNN TH S 2 DEG 39'30" E 110.10 FT TH S 86 DEG 07'10" W 159.73 FT TH N 3 DEG 29'10" W 203.55 FT TH N 63 DEG 5'30" E 63.55 FT TH S 2 DEG 39'30" E 117.10 FT TH N 87 DEG 20'30" E 101.10 FT TO FURTHER POB		

Most Recent Sale Information

Sold on 01/10/2022 for 145,000 by CRANE, MARIA E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-0349

Most Recent Permit Information

None Found

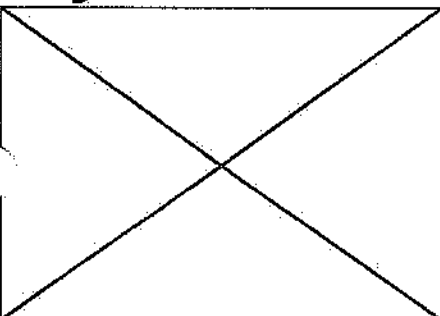
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	35,800	2022 Taxable:	32,124	Acreage:	0.27
Zoning:	R-1	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: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,232
Ground Area: 704
Garage Area: 0
Basement Area: 704
Basement Walls:
Estimated TCV: Tentative

Image



2023 Blissfield Township Land Value Study

Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre
BL2-231-2075-00	11/16/2021	\$56,500.00	2.734	\$20,665.69 R-1
BL2-231-1800-00	10/29/2021	\$76,000.00	12.77	\$5,951.45
BL0-234-3775-00	6/25/2019	\$80,000.00	14.44	\$5,540.17
BL0-205-2280-00	2/15/2021	\$104,212.50	18.15	\$5,741.74
BL0-132-4150-00	5/20/2020	\$582,000.00	85.79	\$6,784.01 Sold w 132-4600-00
BL0-132-4600-00	5/20/2020			

Total Sale Price: \$898,712.50

Total Acres

133.884

Average P/Ac Good Sales

\$6,712.62

Surrounding Township Sales

RG0-104-3050-00	1/25/2022	\$145,000.00	17.9	\$8,100.56
RG0-133-3800-00	9/22/2020	\$150,000.00	20	\$7,500.00
RG0-104-2775-00	3/15/2022	\$147,646.00	22.293	\$6,622.98
RG0-116-4300-00	8/19/2019	\$169,000.00	24.42	\$6,920.56
RG0-124-1055-00	2/15/2019	\$200,000.00	29.53	\$6,772.77
RG0-104-2750-00	3/15/2022	\$202,842.00	30.627	\$6,622.98
RG0-104-4150-00	3/15/2022	\$279,512.00	42.19	\$6,625.08
RG0-205-2800-00	2/17/2020	\$525,000.00	68.88	\$7,621.95

Total Sale Price: \$1,819,000.00

Total Acres

255.84

Average P/Ac Good Sales

\$7,109.91

Total Sale Price: \$2,717,712.50

Total Acres:

389.724

Acre P/Acre :

\$6,973.43

2023 Till Price Per Acre: \$7,000.00

Not Used						
BL0-208-1355-00	6/17/2019	\$25,000.00	4.4	\$5,681.82 AA	No	No
BL0-219-4875-00	6/9/2020	\$37,500.00	5.926	\$6,328.05 AA		

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:29 AM

Parcel:	BL0-132-4150-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	STAHL FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 MC MAHON RD BLK DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	06/20/2019	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	BL101 AGRICULTURAL ECF

Mailing Address:

STAHL FARMS LLC
4998 IFFLAND RD
BLISSFIELD MI 49228

Description:

N 30 ACRES OF W1/2 OF E1/2 OF SE1/4 AND E1/2 OF NW1/4 OF SE1/4 AND W1/2 OF W1/2 OF SE1/4 SEC 32 T6S R5E ALSO LD BEG AT CTR POST OF SD SEC RUNN TH S 32 RDS W 10 RDS N 32 RDS E 10 RDS TO POB EXC LD DES AS COMM AT THE E1/4 COR OF SEC 32 T6S R5E TH S88°42'05"W 712.84 FT ALG THE E-W 1/4 LI OF SD SEC (CNTRLI OF GARNO RD) FOR A POB TH CONT S88°42'05"W 1935.44 FT ALG SD LI & SD RD TO THE CNTR OF SD SEC TH S88°20'41"W 165 FT ALG SD LI & SD RD TH S01°23'43"E 528 FT TH N88°20'41"E 165 FT TO THE N-S 1/4 LI OF SD SEC TH S01°23'44"E 819.09 FT ALG SD LI TO THE N'ERLY BANK OF FRY DRAIN TH N'E'RLY ALG THE N'ERLY BANK OF FRY DRAIN THE FOLLOWING 16 COURSES: TH N32°40'32"E 45.74 FT TH N41°08'13"E 217.93 FT TH N47°54'45"E 61.84 FT TH N56°35'44"E 60.65 FT TH N68°09'41"E 52.69 FT TH N81°41'59"E 138.28 FT TH N66°05'31"E 68.72 FT TH N47°25'03"E 164.28 FT TH N65°52'08"E 229.56 FT TH N60°05'29"E 151.44 FT TH N74°27'25"E 485 FT TH N70°27'02"E 201.18 FT TH N51°50'54"E 49.32 FT TH N30°03'39"E 48.14 FT TH N21°39'16"E 314.04 FT TH N24°12'02"E 223.48 FT TO THE POB (EXC - SURVEY 36.725 AC) SPLIT ON 06/20/2019 FROM BL0-132-4100-00

Most Recent Sale Information

Sold on 05/20/2020 for 455,329 by FISCHER, KEITH/SEIDELL DEBRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	172,600	2022 Taxable:	162,077	Acreage:	55.64
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:29 AM

Parcel:	BL0-132-4600-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	STAHL FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 MC MAHON RD BLK DEERFIELD, MI 49238	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:		Description:	
STAHL FARMS LLC		E 1/2 OF SW 1/4 OF SE 1/4 AND 10 ACRES OF SW 1/4 OF SE 1/4 OF SE 1/4 SEC 32	
4998 IFFLAND RD			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 05/20/2020 for 126,670 by FISCHER, KEITH/SEIDELL DEBRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	96,200	2022 Taxable:	40,869	Acreage:	30.15
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:29 AM

Parcel:	BL0-205-2280-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	FORCHE, RONALD M	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 MC MAHON RD BLK DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2613/0098	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0-BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF

Mailing Address:	Description:
FORCHE, RONALD M 19543 CAKE RD DUNDEE MI 48131	N 1/2 OF NE 1/4 OF NE FRL 1/4 SEC 5

Most Recent Sale Information

Sold on 02/15/2021 for 104,212 by FORCHE, FLORINE, TRUST.

Terms of Sale: 09-FAMILY

Liber/Page: 2613/0098

Most Recent Permit Information

None Found

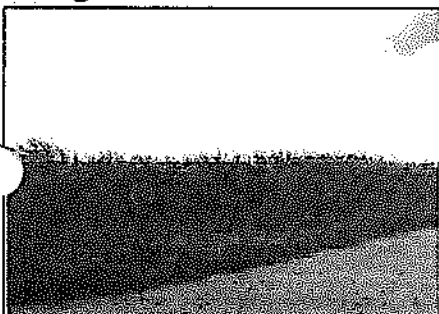
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	59,900	2022 Taxable:	26,843	Acreage:	20.15
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
ARE:	100,000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:29 AM

Parcel:	BL0-234-3775-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	DENECKER, MAURICE J & JEAN A TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	12000 STADLER RD BLK BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2581/0952	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description:		
DENECKER, MAURICE J & JEAN A TRUST 12792 E US 223 RIGA MI 49276	LD DES AS BEG ON THE S LI OF SEC 34 T7S R5E 1063.02 FT S88°16'30"W FROM THE S1/4 COR OF SD SEC TH S88°16'30"W 263.03 FT CONT ALG SD S LI OF SD SEC TO THE W LI OF E1/2 OF THE SW1/4 OF SD SEC TH N01°45'03"W 1079.40 FT ALG SD W LI OF THE E1/2 OF SW1/4 OF SD SEC TH N88°25'42"E 663.03 FT TO THE E LI OF THE W1/2 OF THE E1/2 OF THE SW1/4 OF SD SEC TH S01°45'03"E 853.63 FT TH S86°01'21"W 398.50 FT TH S01°15'30"E 208.34 FT TO THE POB (SURVEY 14.44 AC) SPLIT ON 05/10/2019 FROM BL0-234-3750-00		

Most Recent Sale Information

Sold on 06/25/2019 for 80,000 by ZANDER, MICHAEL DEEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2581/0952

Most Recent Permit Information

None Found

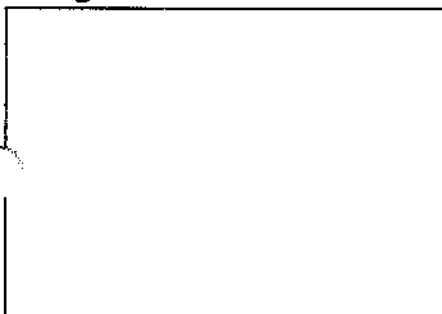
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	47,000	2022 Taxable:	24,277	Acreage:	14.44
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:29 AM

Parcel:	BL2-231-1800-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	GRACIOUS WAVES LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	200 JOY ST BLK BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2634-0640	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, Low	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description: LD DES AS COMM AT THE N1/4 COR OF SEC 31 T7S R5E TH S 1599.09 FT ALG THE E LI OF NW FRL 1/4 OF SD SEC TO THE CNTRLI OF SOUTH MONROE ST TH CONT ALG THE SD CNTRLI OF SOUTH MONROE ST TH CONT ALG THE SD CNTRLI OF SOUTH MONROE ST N87°27'31"W 541.62 FT & S84°40'10"W 199.34 FT TH LEAV CNTRLI OF S MONROE ST N 685.56 FT ALG THE W LI OF JOY ST TO A POB TH N 112.77 FT TH N89°23'50"W 218.82 FT TH N 382.82 TH S88°51'09"E 532.68 FT TH S01°04'04"W 493.06 FT TH N88°55'56"W 309.84 FT TO POB (SURVEY 5.45 AC) ALSO LD DES AS COMM AT THE N1/4 OF SD SEC TH S 568.91 FT FOR A POB TH CONT S 744.84 FT TH N87°27'31"W 433.23 FT TH N01°04'04"E 736.58 FT TH S88°32'38"E 427.41 FT TO POB (SURVEY 7.315 AC)		

Most Recent Sale Information

Sold on 12/23/2021 for 0 by D & J GLOBAL DEVELOPMENT LLC.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2634-0640

Most Recent Permit Information

None Found

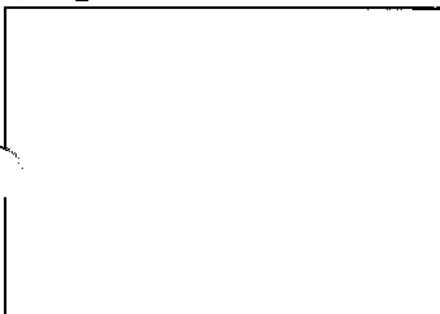
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	42,100	2022 Taxable:	29,723	Acreage:	12.77
Zoning:	RM-1 (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:29 AM

Parcel:	BL2-231-2075-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	SCOTT, LAUREL	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	206 S KINGSBERRY ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2629-0518	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF
Mailing Address:	Description: A PARCEL OF LD IN NE 1/4 SEC 31 T7S-R5E COMM AT SW COR OF LOT 6 OF RBC NEWCOMBS ADD RUNN TH W TO N AND S 1/4 LI SD SEC TH N ALG 1/4 LI TO A PT DIRECTLY W OF NW COR OF LOT 1 OF RBC NEWCOMBS ADD TH E TO NW COR OF LOT 1 TH SE'LY ALG W'LY LI OF LOTS 1-2-3-4-5 AND 6 TO BEG EX THE N 177 FT CONT 2.2 ACRES SEC 31 T7S-R5E UNPLATTED PROP VILL OF BLISSFIELD ALSO LOT 11 KINGSBERRY COURT EXC THE W 25.5 FEET OF SAID LOT AND THE E 25.5 FEET OF SAID LOT		

Most Recent Sale Information

Sold on 11/16/2021 for 56,500 by FISCHER FAMILY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-0518

Most Recent Permit Information

None Found

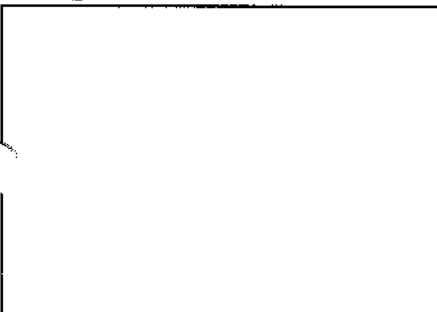
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	15,600	2022 Taxable:	15,600	Acreage:	2.73
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:25 AM

Parcel:	RG0-104-2775-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	CERES FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	11000 WEGNER RD BLK RIGA, MI 49276	Taxable Status:	TAXABLE
Liber/Page:	2635-707	Prev. Taxable Stat	TAXABLE
Split:	06/06/2007	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL

Mailing Address:

CERES FARMS LLC
806 HOWARD ST STE 200
SOUTH BEND IN 46617

Description:

ALL THAT PT OF THE FOLLOWING DESCRIBED PARCEL OF LD LYING E OF GOLL DRAIN DESCRIBED AS THE W 1/2 OF SE 1/4 OF NE FRL 1/4 S OF T AND W RR R/W-22 ACRES EX A PARCEL CONT 1.5 ACRES COMM AT INTER- SECTION OF NYC RR AND CEMETERY RD RUNN TH SE'LY ALG NYC RR 536 FT TH S 135 FT TO CONSUMERS POWER R/W TH NW'LY ALG CONSUMERS R/W 568 FT TO CEMETERY RD TH ELY 87 FT TO POB THAT PART OF E 1/2 OF SE 1/4 OF NW FRL 1/4 COMM AT SE COR OF SE 1/4 OF NW FRL 1/4 TH N ALG N AND S 1/4 LI 56 RDS 18.5 LKS TH W 16 RDS 17 LKS TH S PAR WITH FIRST COURSE TO E AND W 1/4 LI TH E TO BEG-6 ACRES S 1/2 OF SW 1/4 OF NE FRL 1/4 -28.47 ACRES SEC-4-ALSO EX LD COMM AT A PT LOC 32 FT S 89 DEG 11'W FROM SE COR OF SW 1/4 OF NE FRL 1/4 RUNN TH N 2 DEG 11'W 352.18 FT TH S 89 DEG 11'W 32.36 FT TO CTR LI OF AN OPEN DITCH TH S 43 DEG 31'W ALG CTR SD DITCH 121.74 FT TH S 14 DEG 33'W 97.33 FT TH S 103.09 FT TH S 16 DEG 44'W ALG CTR LI DITCH 71.40 FT TO E & W-1/4 LI TH E ALG SD 1/4 LI 176.70 FT TO POB EX THAT PART OF SE-1/4 OF NE-1/4 SEC 4 BEG ON S'LY LI OF R/W LI FORMER T & W RR 619.7 FT N 3 DEG W & 505.5 FT N 50 DEG 23'W FROM NW COR LOT 12 SOUTHERN DIV TO VILL OF RIGA RUNN TH S 3 DEG 15'E ALG E LI LD FORMALLY

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	69,000	2022 Taxable:	31,497	Acreage:	22.29
Zoning:	NS	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:25 AM

Parcel:	RG0-104-3050-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	GOETZ, BRIAN	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	7000 SILBERHORN HWY BLK RIGA, MI 49276	Taxable Status	TAXABLE
Liber/Page:	2648-63	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL
Mailing Address:		Description:	
GOETZ, BRIAN		W-1/2 OF NW-1/4 OF SW-1/4 SEC 4	
7767 LIPP HWY			
RIGA MI 49276			

Most Recent Sale Information

Sold on 01/25/2022 for 145,000 by SALSBURY FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2633-134

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	59,100	2022 Taxable:	25,652	Acreage:	18.90
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:25 AM

Parcel:	RG0-104-4150-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	CERES FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	11882 WEGNER RD RIGA, MI 49276	Taxable Status	TAXABLE
Liber/Page:	2635-707	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL
Mailing Address:	Description:		
CERES FARMS LLC	SW-1/4 OF NE-1/4 OF SE-1/4 10 ACRES ALSO THAT PART OF W-1/2 OF SE-1/4 LYING E OF DRAINAGE DITCH - SEC 4		
806 HOWARD ST STE 200			
SOUTH BEND IN 46617			

Most Recent Sale Information

Sold on 03/15/2022 for 630,000 by SALSURY, COLLEEN L, ESTATE.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2635-706

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	132,600	2022 Taxable:	57,650	Acreage:	42.19
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:25 AM

Parcel:	RG0-116-4300-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	CREQUE, HAROLD F,CREDIT SHELTER	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	11000 GUST RD BLK RIGA, MI 49276	Taxable Status	TAXABLE
Liber/Page:	2585-361	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL

Mailing Address:

CREQUE, HAROLD F,CREDIT SHELTER
TST
PO BOX 1150
SYLVANIA OH 43560-5150

Description:

NE 1/4 OF SE 1/4 EX LD BEG AT E 1/4 POST SEC 16 RUNN TH S 1159.20 FT TO S LI OF NE 1/4 OF SE 1/4 TH W 375.87 FT
TH N 1158.79 FT TH E 375.86 FT TO POB CONT 10 ACRES SEC 16

Most Recent Sale Information

Sold on 08/19/2019 for 169,000 by WAIGLE, WILLIAM GEORGE, REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2585-361

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,600	2022 Taxable:	80,600	Acreage:	25.14
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:25 AM

Parcel:	RG0-124-1055-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	BIERMAN, SHANE C	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	14000 E WESTON RD BLK RIGA, MI 49276	Taxable Status	TAXABLE
Liber/Page:	2575-476	Prev. Taxable Stat	TAXABLE
Split:	02/08/2012	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	009 RIGA AGRICULTURAL

Mailing Address:

BIERMAN, SHANE C
12143 RIGA HWY
OTTAWA LAKE MI 49267

Description:

NW-1/4 OF NW-1/4 EX W 265.13 FT CONT 7.0524 ACRES ALSO EX LD BEG 1009.85 FT E FROM NW COR SEC 24 RUNN TH E 150 FT TH S 1 DEG 30'21"E 183 FT TH W 150 FT TH N 1 DEG 30' 21"W 183 FT TO POB SEC 24 ALSO EXC LD DES AS BEG ON THE N LI OF SEC 24 T8S R5E 457.75 FT N90^00'00"E FROM THE NW COR OF SD SEC TH N90^00'00"E 243 FT CONT ALG THE SD N LI OF SD SEC TH S00^00'00"E 251 FT TH N90^00'00"W 243 FT TH N00^00'00"E 251 FT TO THE POB (EXC-SURVEY 1.40 AC)
SPLIT/COMBINED ON 02/08/2012 FROM RG0-124-1050-00;

Most Recent Sale Information

Sold on 02/15/2019 for 270,000 by NIEMAN, HOWARD & VIOLET, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2575-476

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	95,400	2022 Taxable:	95,400	Acreage:	29.53
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
IRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:25 AM

Parcel:	RG0-133-3800-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	IFFLAND, DAVID N, TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	11000 E YANKEE RD BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2608-682	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL
Mailing Address:	Description:		
IFFLAND, DAVID N, TRUST 13465 LOAR HWY BLISSFIELD MI 49228	20 ACRES OFF AND ACROSS E'LY SIDE OF SW 1/4-SEC 33 T8S-R5E TH W'LY SIDE OF WHICH IS PARALLEL WITH E'LY SIDE THEREOF SEC 33		

Most Recent Sale Information

Sold on 09/22/2020 for 150,000 by SLIKER, HOWARD A, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2605-197

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	65,200	2022 Taxable:	26,378	Acreage:	20.00
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 4:25 AM

Parcel:	RG0-205-2800-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	IFFLAND, DAVID N	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	13000 SILBERHORN HWY BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2608-682	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Paved Road, Electric:	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL
Mailing Address:		Description:	
IFFLAND, DAVID N		S.70 ACRES OF E 3/4 OF NE 1/4 SEC 5	
13465 LOAR HWY			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 02/17/2020 for 525,000 by SLIKER, HOWARD A, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2593-315

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	227,300	2022 Taxable:	93,450	Acreage:	70.00
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

5

Commercial Downtown ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-620-0034-00	117 W ADRIAN ST	04/08/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,600	54.08
BL2-620-0471-00	111 GILES ST	10/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,300	37.24
BL2-680-0010-00	326 E ADRIAN ST	08/16/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$53,500	56.32
Totals:			\$390,000			\$390,000	\$184,400	
Sale. Ratio =>								47.28
Std. Dev. =>								10.43

Due to a lack of sales in the timeframe for 2023, sales from 01/01/2019 through 3/31/2022 were utilized to develop the 2023 ECF for Commercial Downtown. 2023 ECF: 0.627

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$128,871	\$1,000	\$124,000	\$202,970	0.611	2,660	\$46.62	042	2.4676
\$173,377	\$9,823	\$160,177	\$259,610	0.617	2,512	\$63.76	042	1.8612
\$89,415	\$17,450	\$77,550	\$114,230	0.679	816	\$95.04	042	4.3288
\$391,663		\$361,727	\$576,810			\$68.47		0.8487
E.C.F. =>				0.627	Std. Deviation=>			
Ave. E.C.F. =>				0.636	Ave. Variance=>			
					2.8859 Coefficient of Var=>			

Land Value	Land Table	Property Class
\$1,000	COMMERCIAL DOWNTOWN	201
\$6,200	COMMERCIAL DOWNTOWN	201
\$7,200	COMMERCIAL DOWNTOWN	201

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:58 AM

Parcel:	BL2-620-0034-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	J ROYAL ENTERPRISES LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	117 W ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2578/0497	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	042 COMMERCIAL DOWNTOWN
Mailing Address:	J ROYAL ENTERPRISES LLC 117 W ADRIAN ST BLISSFIELD MI 49228	Description:	LD BEG ON S LY ADRIAN ST LOC 14-1/2 FT E FROM NW COR LOT 3 BEING THE ELY LI OF PEARL ST AS NOW USED TH S'LY ALG SD ST 99 FT TH E'LY PAR WITH ADRIAN ST 20-1/2 FT TH N'LY 99 FT TO S'LY LI ADRIAN ST TH W'LY 20-1/2 FT TO POB VILLAGE OF LYON

Most Recent Sale Information

Sold on 04/08/2019 for 125,000 by MOHR, HAROLD R & KILEEN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2578/0497

Most Recent Permit Information

Permit PM180029 on 08/20/2018 for \$0 category Mechanical.

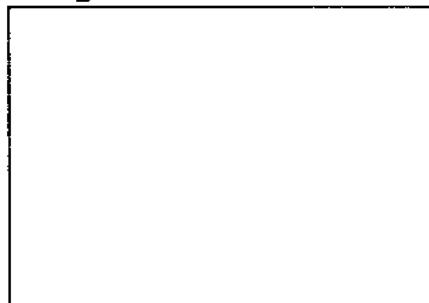
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	58,200	2022 Taxable:	57,641	Acreage:	0.05
Zoning:	C-2	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Stores - Retail
Desc: 1ST FLOOR
Class: C
Quality: Good
Built: 1900 Remodeled: 1988
Overall Building Height: 30
Floor Area: 2,660
Sale Price/Floor Area: 46.99
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:58 AM

Parcel:	BL2-620-0471-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	JEQ REAL ESTATE LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	111 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2628-0275	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	042 COMMERCIAL DOWNTOWN
Mailing Address:	Description:		
JEQ REAL ESTATE LLC 122 E JEFFERSON BLISSFIELD MI 49228	LOT 47 EX N 66 FT AND W 4 FT OF LOT 46 EX N 66 FT-VILLAGE OF LYON		

Most Recent Sale Information

Sold on 10/21/2021 for 170,000 by CENTURIAN INVESTMENTS, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628-0275

Most Recent Permit Information

Permit PB220026 on 06/13/2022 for \$0 category Fence.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	78,800	2022 Taxable:	78,800	Acreage:	0.31
Zoning:	C-2	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Office Buildings
Desc: OFFICES DOWN APPTS. UP
Class: C
Quality: Good
Built: 1920 Remodeled: 2004
Overall Building Height: 40
Floor Area: 2,512
Sale Price/Floor Area: 67.68
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:58 AM

Parcel:	BL2-680-0010-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	BERRY, GLEN & JANE	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	326 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2647-0980	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	042 COMMERCIAL DOWNTOWN
Mailing Address:	Description:		
BERRY, GLEN & JANE BAGNATO, VINCENZO & EMILY 4550 CLEGG RD OTTAWA LAKE MI 49267	LOT 1 ROSE HILL ADD TO BLISSFIELD VILLAGE		

Most Recent Sale Information

Sold on 11/16/2022 for 60,000 by BERRY, GLEN & JANE.

Terms of Sale: 09-FAMILY

Liber/Page: 2647-0980

Most Recent Permit Information

None Found

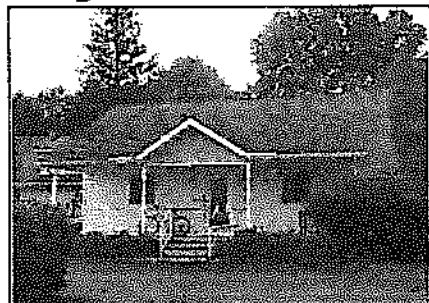
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	42,000	2022 Taxable:	42,000	Acreage:	0.36
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Restaurants - Cafeterias
Desc: CATERING SERVICE
Class: C
Quality: Good
Built: 2004 Remodeled: 0
Overall Building Height: 16
Floor Area: 816
Sale Price/Floor Area: 73.53
Estimated TCV: Tentative
Cmts: ONE STORY WITH FULL BSM'T

Image



Commercial East ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-3100-00	9012 E US-223	12/17/21	\$908,132	CD	03-ARMS LENGTH	\$908,132	\$405,900	44.70
BL2-230-3120-00	9178 E US-223	11/03/21	\$774,969	WD	03-ARMS LENGTH	\$774,969	\$316,500	40.84
BL2-232-2650-00	517 E ADRIAN ST	12/13/19	\$740,000	WD	03-ARMS LENGTH	\$740,000	\$350,400	47.35
Totals:			\$2,423,101			\$2,423,101	\$1,072,800	
							Sale. Ratio =>	44.27
							Std. Dev. =>	3.27

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$824,170	\$84,000	\$824,132	\$1,013,932	0.813	16,690	\$49.38	COM-W	8.2211
\$648,700	\$84,505	\$690,464	\$772,870	0.893	4,132	\$167.10	COM-W	0.1642
\$839,035	\$98,540	\$641,460	\$655,305	0.979	9,100	\$70.49	COM-E	8.3853
\$2,311,905		\$2,156,056	\$2,442,107			\$95.66		1.2152
				E.C.F. =>	0.883	Std. Deviation=>	0.08304399	
				Ave. E.C.F. =>	0.895	Ave. Variance=>	5.5902	Coefficient of Var=>

Land Value	Land Table	Property Class
\$84,000	COMMERCIAL	201
\$43,000	COMMERCIAL	201
\$52,600	COMMERCIAL	201

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:48 AM

Parcel:	BL2-230-3100-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	ARG PFB4PCK001 LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	9012 E US-223 BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2632-0299	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	COM-W COMMERCIAL WEST
Mailing Address:	Description:		
ARG PFB4PCK001 LLC GLOBAL NET LEASE INC 38 WASHINGTON SQUARE NEWPORT RI 02840	LD BEG 1561.70 FT N FROM SW COR SEC 30 RUNN TH N 500 FT TH N 87 DEG 55'E 321.99 FT TH S 592.29 FT TH N 76 DEG 04'W 334.96 FT ALG N'LY LI HWY US-223 TO POB SEC 30 ALSO LD BEG ON N'LY LI OF US-223 1561.7 FT N 02 DEG 04'30"W & 334.96 FT S 76 DEG 04'52"E FROM SW COR OF SEC 30 TH N 02 DEG 04'30"W 298.84 FT TH S 76 DEG 04'52"E 26.01 FT TH S 02 DEG 04'30"E 298.84 FT TO N'LY LI OF HWY US-223 TH N 76 DEG 04'52"W 26.01 FT TO POB		

Most Recent Sale Information

Sold on 12/17/2021 for 908,132 by PFB AMERICA REAL ESTATE LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-0299

Most Recent Permit Information

Permit PM180001 on 01/30/2018 for \$0 category Mechanical.

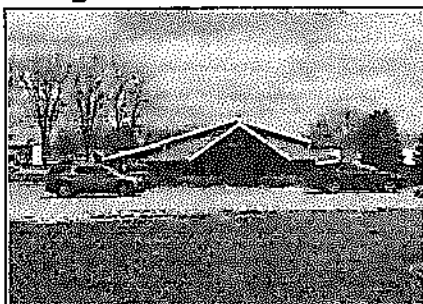
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	392,400	2022 Taxable:	392,400	Acreage:	4.20
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 4
Type: Office Buildings
Desc: OFFICE PART
Class: C
Quality: Good
Built: 1974 Remodeled: 1986
Overall Building Height: 13
Floor Area: 16,690
Sale Price/Floor Area: 54.41
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:48 AM

Parcel:	BL2-230-3120-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	CCI GREAT LAKES LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	9178 E US-223 BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2646-0814	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	COM-W COMMERCIAL WEST
Mailing Address:	Description:		
CCI GREAT LAKES LLC 8902 N MERIDIAN ST STE 205 INDIANAPOLIS IN 46260	LD-BEG 1561.70 FT N 02 DEG 04'W ALG W SEC LI & 360.97 FT S 76 DEG 04'E FROM SW COR SEC 30 RUNN TH N 02 DEG 04'W 298.84 FT TH S 76 DEG 04'E 402.90 FT TH S 02 DEG 50'E 300 FT TO N'LY LI HWY US-223 TH N 76 DEG 04'W 407.03 FT TO POB SEC 30 EXC LD DES AS BEG ON N'LY LI OF US-223 LOC 1561.70 FT N02^04'30"W ALG W LI AND 360.97 FT S76^04'52"E FROM SW COR OF SEC 30 TH N02^04'30"W 298.84 FT TH S76^04'52"E 150 FT TH S02^04'30"E 298.84 FT TO N'LY LI OF US-223 TH N76^04'52"W 150 FT TO POB.		

Most Recent Sale Information

Sold on 11/03/2021 for 774,969 by GRAYWELLS COMPANY LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2630-0875

Most Recent Permit Information

Permit PM210032 on 11/01/2021 for \$0 category Mechanical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	304,000	2022 Taxable:	304,000	Acreage:	1.80
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1

Type: Medical - Dental Clinics

Desc:

Class: C

Quality: Good

Built: 2006 Remodeled: 0

Overall Building Height: 14

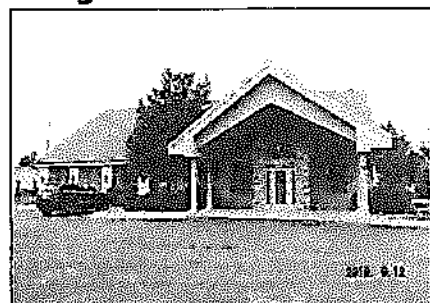
Floor Area: 4,132

Sale Price/Floor Area: 187.55

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:48 AM

Parcel:	BL2-232-2650-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	TRYGON INVESTMENTS FUND 11 LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	517 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2590/0935	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	COM-E COMMERCIAL EAST
Mailing Address:	Description:		
TRYGON INVESTMENTS FUND 11 LLC 725 RIVER RD STE 32-274 EDGEWATER NJ 07020-1149	PT OF THE NE1/4 OF SEC 32 T7S R5E DES AS BEG 527.85 FT N (ALG THE E LI OF SD SEC) & 1336.80 FT S89°32'40"W FROM THE E1/4 COR OF SD SEC (BEING ALSO DES AS THE INTER OF THE CENTER OF ADRIAN ST (US-223) & THE E LI OF THE W1/2 OF THE NE1/4 OF SD SEC 32) TH N64°14'09"W 146.80 FT ALG THE CNTRLI OF SD ADRIAN ST (US-223) TH N00°11'09"W 810.26 FT ALG LD OF McDONALD'S CORP AS MONUMENTED & DES IN DEED REC IN LIBER 1219 PAGE 463 FT TH N89°48'51"E 132 FT ALG LD OF MICHAEL FULKERSON AS MONUMENTED & DES IN A DEED REC IN LIBER 1537 PAGE 778 & 779 & LD OF M.H. ENGINEERED PROPERTIES AS MONUMENTED & DES IN DEED REC IN LIBER 1694 PAGE 684 & 685 TH S 874.50 FT ALG LD OF DORIS M. UCKELE TRUST AS MONUMENTED & DES IN A DEED REC IN LIBER 1674 PAGE 571 - 573 TO THE POB (SURVEY 2.55 AC) FORMERLY KNOWN AS LD BEG AT CTR OF ADRIAN ST AND E LI OF W 1/2 OF NE 1/4 SEC 32 RUNN TH N 53 RDS W PAR WITH ADRIAN ST 8 RDS TH S 53 RDS TO CTR OF SD ST TH ELY 8 RDS TO POB SEC 32.		

Most Recent Sale Information

Sold on 12/13/2019 for 740,000 by GENERAL REAL ESTATE INVEST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2590/0935

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	370,100	2022 Taxable:	365,888	Acreage:	2.63
Zoning:	I-1	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1
Type: Stores - Discount
Desc:
Class: S
Quality: Good
Built: 2006 Remodeled: 0
Overall Building Height: 16
Floor Area: 9,100
Sale Price/Floor Area: 81.32
Estimated TCV: Tentative
Cmts:

Image



Commercial West ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-3100-00	9012 E US-223	12/17/21	\$908,132	CD	03-ARM'S LENGTH	\$908,132	\$405,900	44.70
BL2-230-3120-00	9178 E US-223	11/03/21	\$774,969	WD	03-ARM'S LENGTH	\$774,969	\$316,500	40.84
BL2-232-2650-00	517 E ADRIAN ST	12/13/19	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$350,400	47.35
BL2-310-0281-00	601 W ADRIAN ST	12/30/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$63,200	42.13
BL2-460-0073-00	109 S MAIN ST	01/13/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$199,200	41.94

Totals: \$3,048,101 \$3,048,101 \$1,335,200

Sale. Ratio => 43.80
Std. Dev. => 2.63

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Dev. by Mean (%)
\$824,170	\$84,000	\$824,132	\$1,013,932	0.813	16,690	\$49.38	COM-W	0.9014
\$648,700	\$84,505	\$690,464	\$772,870	0.893	4,132	\$167.10	COM-W	7.1555
\$839,035	\$98,540	\$641,460	\$655,305	0.979	9,100	\$70.49	COM-E	15.7050
\$159,275	\$17,874	\$132,126	\$193,700	0.682	2,020	\$65.41	COM-W	13.9705
\$467,857	\$30,980	\$444,020	\$598,462	0.742	7,952	\$55.84	COM-W	7.9886
\$2,939,037		\$2,732,202	\$3,234,268			\$81.64		2.2945
E.C.F. =>				0.845	Std. Deviation=>		0.11807354	
Ave. E.C.F. =>				0.822	Ave. Variance=>		9.1442 Coefficient of Var=>	

Land Value	Land Table	Property Class
\$84,000	COMMERCIAL	201
\$43,000	COMMERCIAL	201
\$52,600	COMMERCIAL	201
\$9,450	COMMERCIAL	201
\$19,250	COMMERCIAL	201

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:49 AM

Parcel:	BL2-230-3100-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	ARG PFB4PCK001 LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	9012 E US-223 BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2632-0299	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	COM-W COMMERCIAL WEST
Mailing Address:	Description: LD BEG 1561.70 FT N FROM SW COR SEC 30 RUNN TH N 500 FT TH N 87 DEG 55'E 321.99 FT TH S 592.29 FT TH N 76 DEG 04'W 334.96 FT ALG N'LY LI HWY US-223 TO POB SEC 30 ALSO LD BEG ON N'LY LI OF US-223 1561.7 FT N 02 DEG 04'30"W & 334.96 FT S 76 DEG 04'52"E FROM SW COR OF SEC 30 TH N 02 DEG 04'30"W 298.84 FT TH S 76 DEG 04'52"E 26.01 FT TH S 02 DEG 04'30"E 298.84 FT TO N'LY LI OF HWY US-223 TH N 76 DEG 04'52"W 26.01 FT TO POB		
ARG PFB4PCK001 LLC GLOBAL NET LEASE INC 38 WASHINGTON SQUARE NEWPORT RI 02840			

Most Recent Sale Information

Sold on 12/17/2021 for 908,132 by PFB AMERICA REAL ESTATE LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-0299

Most Recent Permit Information

Permit PM180001 on 01/30/2018 for \$0 category Mechanical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	392,400	2022 Taxable:	392,400	Acreage:	4.20
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 4
Type: Office Buildings
Desc: OFFICE PART
Class: C
Quality: Good
Built: 1974 Remodeled: 1986
Overall Building Height: 13
Floor Area: 16,690
Sale Price/Floor Area: 54.41
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:49 AM

Parcel:	BL2-230-3120-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	CCI GREAT LAKES LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	9178 E US-223 BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2646-0814	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	COM-W COMMERCIAL WEST
Mailing Address:	Description:		
CCI GREAT LAKES LLC 8902 N MERIDIAN ST STE 205 INDIANAPOLIS IN 46260	LD BEG 1561.70 FT N 02 DEG 04'W ALG W SEC LI & 360.97 FT S 76 DEG 04'E FROM SW COR SEC 30 RUNN TH N 02 DEG 04'W 298.84 FT TH S 76 DEG 04'E 402.90 FT TH S 02 DEG 50'E 300 FT TO N'LY LI HWY US-223 TH N 76 DEG 04'W 407.03 FT TO POB SEC 30 EXC LD DES AS BEG ON N'LY LI OF US-223 LOC 1561.70 FT N02^04'30"W ALG W LI AND 360.97 FT S76^04'52"E FROM SW COR OF SEC 30 TH N02^04'30"W 298.84 FT TH S76^04'52"E 150 FT TH S02^04'30"E 298.84 FT TO N'LY LI OF US-223 TH N76^04'52"W 150 FT TO POB.		

Most Recent Sale Information

Sold on 11/03/2021 for 774,969 by GRAYWELLS COMPANY LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2630-0875

Most Recent Permit Information

Permit PM210032 on 11/01/2021 for \$0 category Mechanical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	304,000	2022 Taxable:	304,000	Acreage:	1.80
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1

Type: Medical - Dental Clinics

Desc:

Class: C

Quality: Good

Built: 2006 Remodeled: 0

Overall Building Height: 14

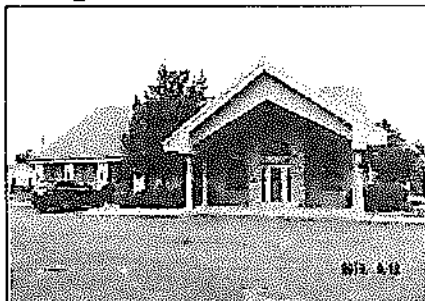
Floor Area: 4,132

Sale Price/Floor Area: 187.55

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:49 AM

Parcel:	BL2-232-2650-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	TRYGON INVESTMENTS FUND 11 LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	517 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2590/0935	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	COM-E COMMERCIAL EAST
Mailing Address:	Description:		
TRYGON INVESTMENTS FUND 11 LLC 725 RIVER RD STE 32-274 EDGEWATER NJ 07020-1149	PT OF THE NE1/4 OF SEC 32 T7S R5E DES AS BEG 527.85 FT N (ALG THE E LI OF SD SEC) & 1336.80 FT S89°32'40"W FROM THE E1/4 COR OF SD SEC (BEING ALSO DES AS THE INTER OF THE CENTER OF ADRIAN ST (US-223) & THE E LI OF THE W1/2 OF THE NE1/4 OF SD SEC 32) TH N64°14'09"W 146.80 FT ALG THE CNTRLI OF SD ADRIAN ST (US-223) TH N00°11'09"W 610.26 FT ALG LD OF MCDONALD'S CORP AS MONUMENTED & DES IN DEED REC IN LIBER 1219 PAGE 463 FT TH N89°48'51"E 132 FT ALG LD OF MICHAEL FULKERSON AS MONUMENTED & DES IN A DEED REC IN LIBER 1537 PAGE 778 & 779 & LD OF M.H. ENGINEERED PROPERTIES AS MONUMENTED & DES IN DEED REC IN LIBER 1694 PAGE 684 & 685 TH S 874.50 FT ALG LD OF DORIS M. UCHELE TRUST AS MONUMENTED & DES IN A DEED REC IN LIBER 1674 PAGE 571 & 573 TO THE POB (SURVEY 2.55 AC) FORMERLY KNOWN AS LD BEG AT CTR OF ADRIAN ST AND E LI OF W 1/2 OF NE 1/4 SEC 32 RUNN TH N 53 RDS W PAR WITH ADRIAN ST 8 RDS TH S 53 RDS TO CTR OF SD ST TH ELY 8 RDS TO POB SEC 32		

Most Recent Sale Information

Sold on 12/13/2019 for 740,000 by GENERAL REAL ESTATE INVEST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2590/0935

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	370,100	2022 Taxable:	365,888	Acreage:	2.63
Zoning:	I-1	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1
Type: Stores - Discount
Desc:
Class: S
Quality: Good
Built: 2006 Remodeled: 0
Overall Building Height: 16
Floor Area: 9,100
Sale Price/Floor Area: 81.32
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:49 AM

Parcel:	BL2-310-0281-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	DKB PROPERTY, LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	601 W ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2647-0373	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	COM-W COMMERCIAL WEST
Mailing Address:	Description:		
DKB PROPERTY, LLC 102 EAST MAUMEE ST ADRIAN MI 49221	THAT PART OF LOT 28 BEG AT NE COR SD LOT RUNN TH S 3 DEG 07'E 107.30 FT TH N 88 DEG 18'W 115.62 FT TH N 13 DEG 30'E 126.50 FT TO NW COR LOT 28 TH S 76 DEG 30'E 82.5 FT TO POB ASSESS PLAT OF J T CARPENTERS ADD TO THE VILL OF BLISSFIELD		

Most Recent Sale Information

Sold on 10/26/2022 for 0 by YEUTTER, JEFFREY A & KRISTINE M.

Terms of Sale: 29-SELLERS INTEREST IN A LC **Liber/Page:** 2647-0373

Most Recent Permit Information

Permit PB220001 on 01/19/2022 for \$20,000 category Commercial, Sign.

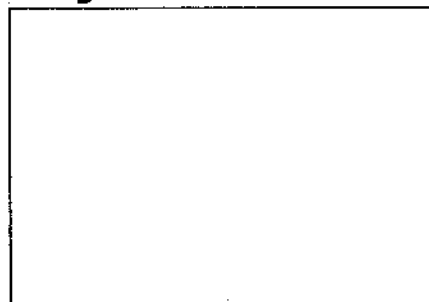
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	72,200	2022 Taxable:	72,200	Acreage:	0.27
Zoning:	C-1	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1
Type: Office Buildings
Desc:
Class: D
Quality: Average
Built: 1966 Remodeled: 1989
Overall Building Height: 15
Floor Area: 2,020
Sale Price/Floor Area: 0.00
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/04/2023 7:49 AM

Parcel:	BL2-460-0073-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	A.T. LAKESITE 1 LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	109 S MAIN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2591/0977	Prev. Taxable Statu:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	COM-W COMMERCIAL WEST
Mailing Address:	A.T. LAKESITE 1 LLC 72 W WILLIS SALINE MI 48176	Description:	S 162 FT OF LOT 7 DAVID CARPENTERS ADD TO THE VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 01/13/2020 for 475,000 by RIVIER PROPERTY MANAGEMENT LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2591/0977

Most Recent Permit Information

None Found

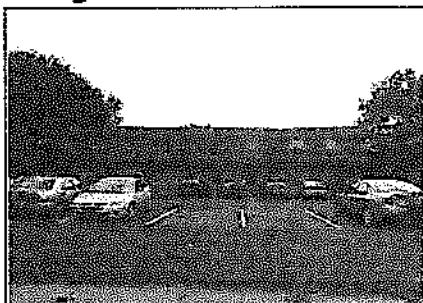
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	213,700	2022 Taxable:	207,426	Acreage:	0.55
Zoning:	RM-1	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Multiple Residences
Desc: 8 UNIT- 2 BED
Class: D,Siding
Quality: Average
Built: 1969 Remodeled: 1998
Overall Building Height: 24
Floor Area: 7,952
Sale Price/Floor Area: 59.73
Estimated TCV: Tentative
Cmts:

Image



Blissfield Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-3100-00	9012 E US-223	12/17/21	\$908,132	CD	03-ARM'S LENGTH	\$908,132	\$405,900	44.70
BL2-230-3120-00	9178 E US-223	11/03/21	\$774,969	WD	03-ARM'S LENGTH	\$774,969	\$316,500	40.84
BL2-310-0281-00	601 W ADRIAN ST	12/30/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$63,200	42.13
BL2-460-0331-00	602 W ADRIAN ST	05/30/21	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$25,200	72.00
BL2-620-0471-00	111 GILES ST	10/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,300	37.24
BL2-620-8012-00	101 S LANE ST	02/18/21	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$62,400	69.33
Totals:			\$2,128,101			\$2,128,101	\$936,500	

Sale. Ratio => 44.01
Std. Dev. => 15.42

Description: COMMERCIAL

Enter the Estimated Land Value for each of these sizes:

1 Acre:	35,000	3 Acre:	60,000	10 Acre:	150,000	30 Acre:	0
1.5 Acre:	40,000	4 Acre:	80,000	15 Acre:	225,000	40 Acre:	0
2 Acre:	45,000	5 Acre:	100,000	20 Acre:	300,000	50 Acre:	0
2.5 Acre:	50,000	7 Acre:	105,000	25 Acre:	375,000	100 Acre:	0

Description: COMMERCIAL DOWNTOWN

Enter the Estimated Land Value for each of these sizes:

1 Acre:	20,000	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	0	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	0	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	0	7 Acre:	0	25 Acre:	0	100 Acre:	0

Cur. Appraised	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$861,170	\$167,962	\$121,000	4.20	4.20	\$39,991	\$0.92	COM-W	2632-0299
\$665,200	\$169,269	\$59,500	1.80	1.80	\$94,038	\$2.16	COM-W	2630-0875
\$160,625	\$175	\$10,800	0.27	0.27	\$648	\$0.01	COM-W	2631-0712
\$52,972	(\$13,172)	\$4,800	0.12	0.12	(\$109,767)	(\$2.52)	COM-W	2621-0730
\$174,927	\$2,823	\$7,750	0.31	0.31	\$9,106	\$0.21	042	2628-0275
\$127,633	(\$35,783)	\$1,850	0.07	0.07	(\$483,554)	(\$11.10)	042	2625-0844
\$2,042,527	\$291,274	\$205,700	6.77	6.77				
			Average		Average			
			per Net Acre=>	42,998.82	per SqFt=>	\$0.99		

Land Table	Class
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL DOWNTOWN	201
COMMERCIAL DOWNTOWN	201

2023 Blissfield Township Land Value Study Commercial/Industrial Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	
BL2-232-2620-00	3/9/2017	\$23,000.00	2.5	\$9,200.00	
BL2-233-3150-00	12/19/2017	\$50,000	2.00	\$25,000.00	Purc from 233-3180-00
BL2-232-2620-00	1/31/2022	\$50,000	2.50	\$20,000.00	
Total Acres			7.00		
			Ave. Price/Acre	\$18,066.67	

6

Blissfield Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-120-1030-00	15800 STEGER INDUSTRIAL DR	01/14/19	\$570,000	WD	03-ARMS LENGTH	\$570,000	\$305,900
BL2-620-0471-00	111 GILES ST	10/21/21	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$63,300
BL2-620-8012-00	101 S LANE ST	02/18/21	\$90,000	LC	03-ARMS LENGTH	\$90,000	\$62,400
BL2-310-0281-00	601 W ADRIAN ST	12/30/21	\$150,000	MLC	03-ARMS LENGTH	\$150,000	\$63,200
Totals:			\$980,000			\$980,000	\$494,800

Sale. Ratio =>
Std. Dev. =>

Industrial ECF neighborhood lacked sufficient number of sales to develop ECF. Included some 201 sales from Blissfield along with 1 301 sale from the City of Hudson to develop the 2023 Industrial ECF. 2023 Industrial ECF: 0.48

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
53.67	\$735,228	\$223,210	\$346,790	\$853,363	0.406	32,718	\$10.60	3001
37.24	\$269,742	\$10,133	\$159,867	\$259,609	0.616	2,512	\$63.64	
69.33	\$201,208	\$1,554	\$88,446	\$199,654	0.443	5,425	\$16.30	
42.13	\$215,638	\$21,938	\$128,062	\$193,700	0.661	2,020	\$63.40	
	\$1,421,816		\$723,165	\$1,506,326			\$38.49	
50.49				E.C.F. =>	0.480		Std. Deviation=>	#DIV/0!
#DIV/0!				Ave. E.C.F. =>	0.406		Ave. Variance=>	62.6922

Dev. by Mean (%)	Land Value	Land Table	Property Class
62.6922	\$95,000	INDUSTRIAL	301
61.5799	\$6,510	COMMERCIAL	201
44.2996	\$1,554	COMMERCIAL	201
66.1136	\$13,230	COMMERCIAL	201

7.3705

Coefficient of Var=>

Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-230-3100-00	9012 E US-223	12/17/21	\$908,132	CD	03-ARM'S LENGTH	\$908,132	\$405,900	44.70	\$824,170
BL2-230-3120-00	9178 E US-223	11/03/21	\$774,969	WD	03-ARM'S LENGTH	\$774,969	\$316,500	40.84	\$648,700
BL2-232-2620-00	300 SHERMAN ST	01/31/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$9,800	19.60	\$50,000
BL2-232-2650-00	517 E ADRIAN ST	12/13/19	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$350,400	47.35	\$839,035
BL2-310-0281-00	601 W ADRIAN ST	12/30/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$63,200	42.13	\$159,275
BL2-460-0073-00	109 S MAIN ST	01/13/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$199,200	41.94	\$467,857

Totals: \$3,098,101

\$3,098,101

\$1,345,000

Sale. Ratio =>

43.41

Std. Dev. =>

9.99

\$2,989,037

Due to no 301 Sales in Blissfield, the use of 201 sales were used to develop the 2023 land values for the industrial class.

Description: INDUSTRIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	15,000	3 Acre:	35,000	10 Acre:	115,000	30 Acre:	350,000
1.5 Acre:	20,000	4 Acre:	45,000	15 Acre:	175,000	40 Acre:	465,000
2 Acre:	25,000	5 Acre:	55,000	20 Acre:	225,000	50 Acre:	0
2.5 Acre:	30,000	7 Acre:	80,000	25 Acre:	300,000	100 Acre:	0

Description: IND SMALL PARCELS

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	30,000	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	42,500	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	50,000	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	0	7 Acre:	0	25 Acre:	0	100 Acre:	0

Land/Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libe//Page	Land Table	Class
\$167,962	\$84,000	4.20	4.20	\$39,991	\$0.92	COM-E 2632-0299		COMMERCIAL	201
\$169,269	\$43,000	1.80	1.80	\$94,038	\$2.16	COM-W 2630-0875		COMMERCIAL	201
\$50,000	\$50,000	2.50	2.50	\$20,000	\$0.46	COM-E 2633-0508		COMMERCIAL	202
(\$46,435)	\$52,600	2.63	2.63	(\$17,656)	(\$0.41)	COM-E 2590/0935		COMMERCIAL	201
\$175	\$9,450	0.27	0.27	\$648	\$0.01	COM-W 2631-0712		COMMERCIAL	201
\$26,393	\$19,250	0.55	0.55	\$47,987	\$1.10	COM-W 2591/0977		COMMERCIAL	201
\$367,364	\$258,300	11.95	11.95						
Average				Average					
per Net Acre=>		30,741.76		per SqFt=>		\$0.71			

7

Neighborhoods Used: 0B7.ASSESSOR'S PLAT #1 BL

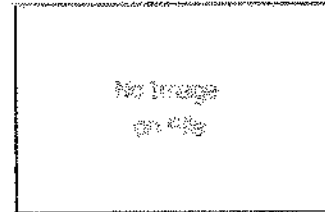
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-1080-00	03/26/2022 0B7	401	337,000	36,673
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	63	300,327	314,418
				E.C.F. 0.985



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0020-00	03/08/2022 0B7	401	140,000	18,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	65	121,411	116,247
				E.C.F. 1.044



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0850-00	12/28/2021 0B7	401	135,000	12,340
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	62	122,660	105,686
				E.C.F. 1.161



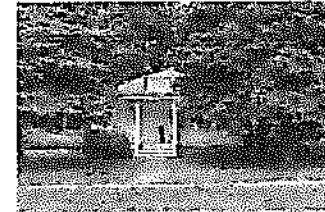
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0260-00	11/18/2021 0B7	401	150,000	7,140
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	50	142,860	95,462
				E.C.F. 1.497



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0370-00	12/01/2020 0B7	401	147,900	12,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	78	135,300	165,656
				E.C.F. 0.817



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0794-00	11/30/2020 0B7	401	80,000	13,860
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	57	66,140	66,493
				E.C.F. 0.995



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-610-0090-00	10/22/2020 0B7	401	85,000	9,602
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	75,398	89,084
				E.C.F. 0.846



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0340-00	09/24/2020 0B7	401	167,900	33,180
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	55	134,720	143,450
				E.C.F. 0.939



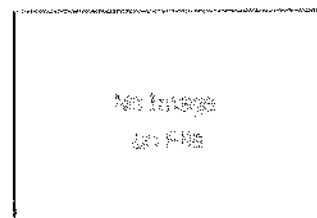
06:20 AM

DE: Blissfield 2023

Neighborhoods Used: 0B7.ASSESSOR'S PLAT #1 BL

310 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0120-00	08/25/2020 0B7	401	122,750	13,673
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	109,077	139,751
				E.C.F. 0.781



414 JIPSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-610-0070-00	07/29/2020 0B7	401	141,000	21,045
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	119,955	150,090
				E.C.F. 0.799



302 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0080-00	07/06/2020 0B7	401	120,000	9,240
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	78	110,760	121,077
				E.C.F. 0.915



<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

Total Single Family Costs by Manual	: 1,507,413
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

Total Single Family Sale Residual Values	: 1,438,608
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

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	0.858(2)	0.924(4)	0.924(3)	1.497(1)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.000(0)	0.955(1)	1.000(0)	1.000(0)

01/29/2023

ECF Analysis for: BLO - BLISSFIELD TOWNSHIP

Page: 4/4

06:20 AM

OB: Blissfield 2023

Neighborhoods Used: 0B7 ASSESSOR'S PLAT #1 BL

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

Single Family E.C.F. : 0.954 (11)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 0B7 - ASSESSOR'S PLAT #1 BL

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.62

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Assessors Plat #1 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-300-0020-00	219 E ADRIAN ST	03/08/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57
BL2-300-0080-00	302 E ADRIAN ST	07/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,500	29.58
BL2-300-0120-00	310 E ADRIAN ST	08/25/20	\$122,750	WD	03-ARM'S LENGTH	\$122,750	\$53,300	43.42
BL2-300-0260-00	303 E JEFFERSON ST	11/18/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,500	27.00
BL2-300-0340-00	323 E JEFFERSON ST	09/24/20	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$71,800	42.76
BL2-300-0370-00	330 E JEFFERSON ST	12/01/20	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$48,000	32.45
BL2-300-0794-00	512 JIPSON ST	11/30/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,800	39.75
BL2-300-0850-00	517 S LANE ST	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48
BL2-300-1080-00	304 S LANE ST	03/26/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,500	40.50
BL2-610-0070-00	414 JIPSON ST	07/29/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$46,400	32.91
BL2-610-0090-00	507 DEPOT ST	10/22/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900	43.41
Totals:			\$1,626,550			\$1,626,550	\$591,400	

Sale. Ratio =>	36.36
Std. Dev. =>	6.03

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$117,399	\$18,589	\$121,411	\$116,247	1.044	1,284	\$94.56	0B7	6.7313
\$112,155	\$9,240	\$110,760	\$121,076	0.915	1,008	\$109.88	0B7	6.2315
\$132,461	\$13,673	\$109,077	\$139,751	0.781	1,322	\$82.51	0B7	19.6597
\$88,283	\$7,140	\$142,860	\$95,462	1.497	1,480	\$96.53	0B7	51.9397
\$155,113	\$33,180	\$134,720	\$143,451	0.939	1,732	\$77.78	0B7	3.7970
\$153,408	\$12,600	\$135,300	\$165,656	0.817	1,308	\$103.44	0B7	16.0359
\$70,379	\$13,860	\$66,140	\$66,493	0.995	768	\$86.12	0B7	1.7583
\$102,173	\$12,340	\$122,660	\$105,686	1.161	872	\$140.67	0B7	18.3500
\$303,928	\$36,673	\$300,327	\$314,418	0.955	3,466	\$86.65	0B7	2.1924
\$148,622	\$21,045	\$119,955	\$150,091	0.799	1,260	\$95.20	0B7	17.7892
\$85,323	\$9,602	\$75,398	\$89,084	0.846	1,001	\$75.32	0B7	13.0735
\$1,469,244		\$1,438,608	\$1,507,414			\$95.33		2.2754
E.C.F. =>				0.954	Std. Deviation=>		0.20668669	
Ave. E.C.F. =>				0.977	Ave. Variance=>		14.3235	
							Coefficient of Var=>	

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL		\$16,380	ASSESSOR'S PLAT #1	401	65
CONVENTIONAL		\$9,240	ASSESSOR'S PLAT #1	401	78
CONVENTIONAL		\$6,720	ASSESSOR'S PLAT #1	401	61
CONVENTIONAL		\$7,140	ASSESSOR'S PLAT #1	401	50
CONVENTIONAL		\$33,180	ASSESSOR'S PLAT #1	401	55
CONVENTIONAL		\$12,600	ASSESSOR'S PLAT #1	401	78
CONVENTIONAL		\$13,860	ASSESSOR'S PLAT #1	401	57
CONVENTIONAL		\$11,340	ASSESSOR'S PLAT #1	401	62
TWO STORY		\$18,480	ASSESSOR'S PLAT #1	401	63
CONVENTIONAL		\$12,096	ASSESSOR'S PLAT #1	401	68
CONVENTIONAL		\$7,980	ASSESSOR'S PLAT #1	401	60

14.65906545

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TAYLOR, JON P	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	219 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2635-0221	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	TAYLOR, JON P 219 E ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 2 ASSESSORS PLAT NO 1 VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 03/08/2022 for 140,000 by LABUDDA, TAMMY K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2635-0221

Most Recent Permit Information

Permit 17-0091 on 11/16/2017 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	42,600	2022 Taxable:	40,431	Acreage:	0.39
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
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: 1,284
Ground Area: 976
Garage Area: 520
Basement Area: 976
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0080-00	Current Class:	401 RESIDENTIAL-IMPROVED
Owner's Name:	VIVIAN, MARC M	Previous Class:	401 RESIDENTIAL-IMPROVED
Property Address:	302 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2600/0378	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	VIVIAN, MARC M 302 E ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 8 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 07/06/2020 for 120,000 by STEELE, CARLA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2600/0378

Most Recent Permit Information

None Found

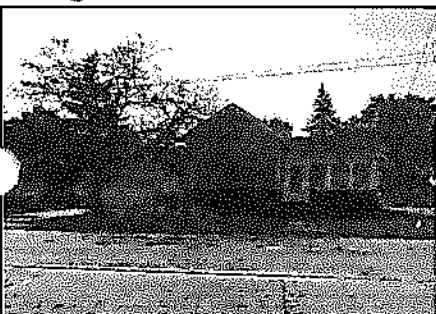
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	53,300	2022 Taxable:	52,683	Acreage:	0.22
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,008
Ground Area: 816
Garage Area: 360
Basement Area: 816
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0120-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HAYWARD, GLENN & MARGARET (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	310 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2640-0734	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	HAYWARD, GLENN & MARGARET (LE) 310 E ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 12 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 06/06/2022 for 0 by HAYWARD GLENN R & MARGARET A.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 2640-0734

Most Recent Permit Information

None Found

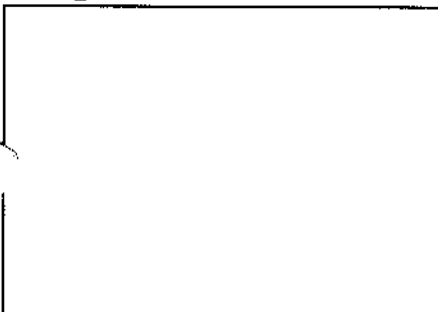
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,500	2022 Taxable:	60,947	Acreage:	0.16
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,322
Ground Area: 1,322
Garage Area: 280
Basement Area: 1,322
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0260-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FOREMAN, TIFFANY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	303 E JEFFERSON ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2629-0941	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	FOREMAN, TIFFANY 303 E JEFFERSON ST BLISSFIELD MI 49228	Description:	LOT 26 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 11/18/2021 for 150,000 by PACAK, TANYA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-0941

Most Recent Permit Information

None Found

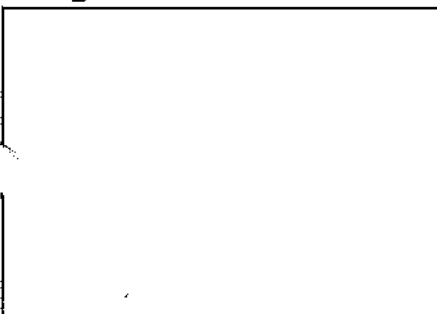
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	42,200	2022 Taxable:	42,200	Acreage:	0.17
Zoning:	R-2	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: 1870
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,480
Ground Area: 1,024
Garage Area: 480
Basement Area: 1,024
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0340-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WIELFAERT, AMY & AARON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	323 E JEFFERSON ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2604/0698	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	Description: ALL THAT PART OF LOTS 8 AND 9 ROSE HILL ADD TO BLISS VILL AND LOT 34 ASSESSORS PLAT NO 1 VILL OF BLISS BEG AT SW COR LOT 8 TH N 17°16'E 174 FT TH N 84°41'E 64.57 FT TH N 17°08'E 45.98 FT TH S 87°02'W 133 FT TH S 37.62 FT TH S 23°06'W 154.39 FT TO SW COR LOT 34 TH S 65°01'E 70 FT TO POB ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD		

Most Recent Sale Information

Sold on 09/24/2020 for 167,900 by WHEELER, D JASON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604/0698

Most Recent Permit Information

Permit PB180047 on 08/20/2018 for \$5,000 category Deck/Pool.

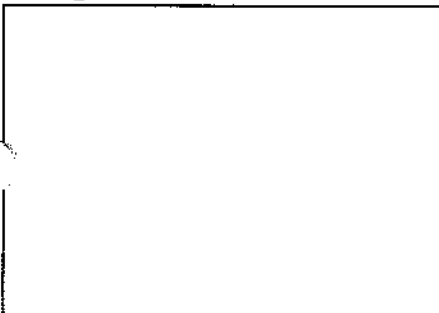
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	77,300	2022 Taxable:	77,300	Acreage:	0.79
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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: CONVENTIONAL
Exterior:
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,732
Ground Area: 1,018
Garage Area: 240
Basement Area: 1,018
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0370-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GILL, BRIAN K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	330 E JEFFERSON ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	GILL, BRIAN K 330 E JEFFERSON ST BLISSFIELD MI 49228	Description:	LOT 37 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 12/01/2020 for 147,900 by GUNNER, LAUREN A, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

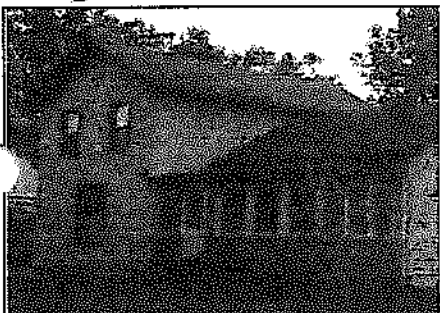
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	72,900	2022 Taxable:	72,000	Acreage:	0.30
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,308
Ground Area: 944
Garage Area: 540
Basement Area: 944
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0794-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JACKS, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	512 JIPSON ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2608-0489	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL

Mailing Address:

JACKS, ROBERT
1118 2ND AVE
GALLIPOLIS OH 45631

Description:

THAT PART OF LOT 79 COMM IN WLY LI OF JIPSON ST AT A PT LOC 158 FT S 29 DEG 45'W FROM NE COR OF LOT 79 AND RUNN TH S 29 DEG 45'W ALG E'LY LI OF LOT 79: 71.5 FT TH N 74 DEG 45'W 201.8 FT TH N 25 DEG 42'E 69.64 FT TH S 74 DEG 58'E 207 FT TO POB ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 11/30/2020 for 80,000 by GARNO FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2608-0489

Most Recent Permit Information

None Found

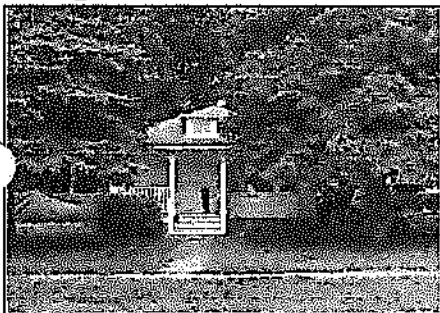
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	34,900	2022 Taxable:	34,900	Acreage:	0.33
Zoning:	R-2	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: 1919
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 57
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 0
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0850-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOHNSON, GEWN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	517 S LANE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2631-0837	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	JOHNSON, GEWN 7951 WADDING DR ONSTED MI 49265	Description:	LOT 85 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 12/28/2021 for 135,000 by TODD, CASSANDRA K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-0837

Most Recent Permit Information

None Found

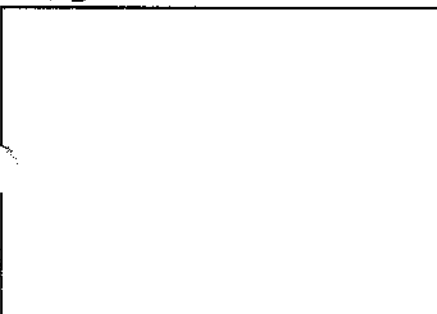
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	49,200	2022 Taxable:	49,200	Acreage:	0.27
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: C+10
Style: CONVENTIONAL
Exterior: Wood Siding
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 872
Ground Area: 872
Garage Area: 252
Basement Area: 872
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-1020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KAUFFMAN, JEFFREY A & JILL A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	411 S LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2638-0107	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	Description: LOT 102 ASSESSORS PLAT NO 1 OF THE VILL OF BLISSFIELD ALSO LD DES AS COMM AT THE SW'ERLY COR OF LD NOW OR FORMERLY OWNED BY PETER FISHER RUNN TH E'ERLY ALG THE S'ERLY LI OF SD FISHER'S LD 10 1/3 RDS TH S'ERLY AT RIGHT ANGLES TO THE LAST NAMED LI 5 RDS & 10 FT TO LD FORMERLY OWNED BY EDWIN YOUNGS & SARAH L YOUNGS TH WESTERLY PARALLEL WITH THE FIRST MENTIONED LI 10 1/3 RDS TO THE E'ERLY LI OF LANE ST TH N'ERLY ALG THE E'ERLY LI OF LANE ST 5 RDS & 10 FT TO THE POB EXC THEREFROM A STRIP OF LD 8 FT & 3 INCHES IN WIDTH OFF THE S LIDE OF LANDS ABOVE DESC & SOLD TO EDWIN YOUNGS & SARAH L YOUNGS BEING THE SAME LAND HERETOFORE CONVEYED IN 2 PARCELS BY MARY EARLES TO MERRICK WING		

Most Recent Sale Information

Sold on 03/31/2022 for 277,900 by BROWN, KAY L, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2638-0107

Most Recent Permit Information

Permit 15-0005 on 04/09/2015 for \$0 category DECK/PORCH.

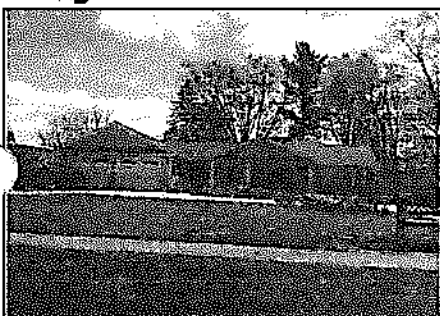
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	83,000	2022 Taxable:	73,166	Acreage:	0.33
Zoning:	R-2	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: 1946
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,844
Ground Area: 1,844
Garage Area: 864
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-1080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GARLICK, ADAM & LEIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	304 S LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2639-0005	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	Description:		
GARLICK, ADAM & LEIA 304 S LANE ST BLISSFIELD MI 49228	LOT 108 ASSESSORS PLAT NO 1 OF THE VILL OF BLISSFIELD		

Most Recent Sale Information

Sold on 03/26/2022 for 337,000 by MONTEY, PAUL D & GRETCHEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2639-0005

Most Recent Permit Information

Permit PB210022 on 05/05/2021 for \$23,196 category Res. Add/Alter/Repair.

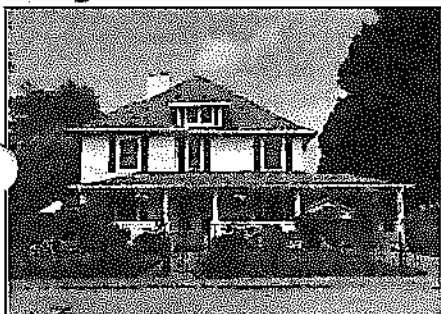
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	143,700	2022 Taxable:	141,004	Acreage:	0.44
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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:
% Good (Physical): 63
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 6
Full Baths: 2 Half Baths: 1
Floor Area: 3,466
Ground Area: 1,733
Garage Area: 1,344
Basement Area: 1,673
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-610-0070-00		Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GLASS, HALIE S & TANNER A		Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	414 JIPSON ST BLISSFIELD, MI 49228		Taxable Status	TAXABLE
Liber/Page:	2646-0243	Created: //	Prev. Taxable Stat	TAXABLE
Split:	//	Active: Active	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights			
Topography:	Level, High, Landscaped			
Mailing Address:	Description:			
GLASS, HALIE S & TANNER A 414 JIPSON ST BLISSFIELD MI 49228		THAT PART OF LOTS 6 & 7 LYING S'LY OF A LI DRAWN FROM A PT IN W'LY LI OF LOT 6 WHICH PT IS 13. FT N'LY FROM SW COR LOT 6 TO A PT IN E'LY LI OF LOT 7 WHICH PT IS 8 FT S. FROM NE COR LOT 7 - LANES ADDITION TO BLISSFIELD VILLAGE		

Most Recent Sale Information

Sold on 10/11/2022 for 190,000 by HANDY, TANNER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2646-0243

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	70,700	2022 Taxable:	70,140	Acreage:	0.29
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,260
Ground Area: 840
Garage Area: 584
Basement Area: 840
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-610-0090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PICKARD, TIMOTHY P & JANET S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	507 DEPOT ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2606-0526	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	PICKARD, TIMOTHY P & JANET S 507 DEPOT ST BLISSFIELD MI 49228	Description:	LOT 9 LANES ADDITION TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 10/22/2020 for 85,000 by WOLVERTON, ROBERT & MARY ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2606-0526

Most Recent Permit Information

Permit PM210036 on 11/04/2021 for \$0 category Mechanical.

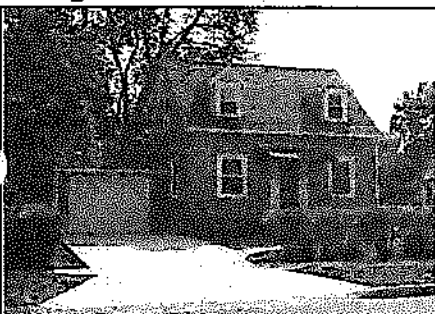
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	40,000	2022 Taxable:	39,977	Acreage:	0.19
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,001
Ground Area: 572
Garage Area: 288
Basement Area: 572
Basement Walls:
Estimated TCV: Tentative

Image



Assessors Plat #1 Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-300-0020-00	219 E ADRIAN ST	03/08/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57
BL2-300-0080-00	302 E ADRIAN ST	07/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,500	29.58
BL2-300-0260-00	303 E JEFFERSON ST	11/18/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,500	27.00
BL2-300-0340-00	323 E JEFFERSON ST	09/24/20	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$71,800	42.76
BL2-300-0370-00	330 E JEFFERSON ST	12/01/20	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$48,000	32.45
BL2-300-0780-00	520 JIPSON ST	08/13/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$48,800	27.73
BL2-300-0794-00	512 JIPSON ST	11/30/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,800	39.75
BL2-300-0850-00	517 S LANE ST	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48
BL2-300-1080-00	304 S LANE ST	03/26/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,500	40.50
BL2-610-0070-00	414 JIPSON ST	07/29/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$46,400	32.91
BL2-610-0090-00	507 DEPOT ST	10/22/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900	43.41
Totals:			\$1,679,800			\$1,679,800	\$586,900	

Sale. Ratio => 34.94
Std. Dev. => 6.00

Description: ASSESSOR'S PLAT #1

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	42,000	3 Acre:	52,500	10 Acre:	0	30 Acre:	0
1.5 Acre:	45,000	4 Acre:	57,000	15 Acre:	0	40 Acre:	0
2 Acre:	47,000	5 Acre:	62,500	20 Acre:	0	50 Acre:	0
2.5 Acre:	50,000	7 Acre:	0	25 Acre:	0	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libor/Page
\$121,494	\$38,981	\$20,475	0.39	0.39	\$99,951	\$2.29	OB7 2635-0221	
\$114,465	\$17,085	\$11,550	0.22	0.22	\$77,659	\$1.78	OB7 2600/0378	
\$90,068	\$68,857	\$8,925	0.17	0.17	\$405,041	\$9.30	OB7 2629-0941	
\$163,408	\$45,967	\$41,475	0.79	0.79	\$58,186	\$1.34	OB7 2604/0698	
\$156,558	\$7,092	\$15,750	0.30	0.30	\$23,640	\$0.54	OB7	
\$232,374	\$12,576	\$68,950	4.29	4.29	\$2,931	\$0.07	OB7 2602-0189	
\$73,844	\$23,481	\$17,325	0.33	0.33	\$71,155	\$1.63	OB7 2608-0489	
\$105,008	\$44,167	\$14,175	0.27	0.27	\$163,581	\$3.76	OB7 2631-0837	
\$308,548	\$51,552	\$23,100	0.44	0.44	\$117,164	\$2.69	OB7 2639-0005	
\$151,646	\$4,474	\$15,120	0.29	0.29	\$15,535	\$0.36	OB7 2601/0491	
\$87,318	\$7,657	\$9,975	0.19	0.19	\$40,300	\$0.93	OB7 2606-0526	
\$1,604,731	\$321,889	\$246,820	7.68	7.68				
Average			7.68	7.68	Average			
per Net Acre=>			41,923.55		per SqFt=>		\$0.96	

Other Parcels in Sale	Land Table	Class
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
BL2-300-0785-00	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401

8

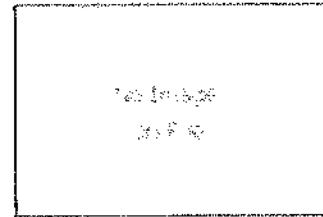
06:25 AM

DB: Blissfield 2023

Neighborhoods Used: 0B8.ASSESSOR'S PLAT #2 BL

612 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-310-0100-00	09/09/2021 0B8	401	139,900	19,557
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 45	140,343	82,098	1.709



124 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-305-0020-00	07/28/2021 0B8	401	138,000	21,390
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL 59	116,610	111,919	1.042



605 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-310-0020-00	02/09/2021 0B8	401	152,000	20,887
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL 55	131,113	133,632	0.981



138 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-305-0090-00	10/29/2020 0B8	401	139,000	21,654
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL 50	117,346	99,829	1.175



S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-305-0131-00	07/09/2020 0B8	401	130,000	17,996
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL 68	112,004	120,434	0.930



06:25 AM

Page: 3/3

DB: Blissfield 2023

Neighborhoods Used: 0B8.ASSESSOR'S PLAT #2 BL

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

Single Family E.C.F.	: 1.127 (5)
Multiple Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 0E8. - ASSESSOR'S PLAT #2 BL

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.90
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Assessors Plat #2 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
BL2-305-0090-00	138 S MONROE ST	10/29/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,800	42.30
BL2-305-0131-00	204 S MONROE ST	07/09/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,700	44.38
BL2-310-0020-00	605 HIGH ST	02/09/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$73,900	48.62
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52
Totals:			\$718,900			\$718,900	\$299,800	

Sale. Ratio => 41.70

Std. Dev. => 5.91

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$143,382	\$21,390	\$116,610	\$111,919	1.042	1,323	\$88.14	088	12.5685
\$130,468	\$21,654	\$117,346	\$99,829	1.175	1,136	\$103.30	088	0.7869
\$149,269	\$17,996	\$112,004	\$120,434	0.930	1,460	\$76.72	088	23.7593
\$166,546	\$20,887	\$131,113	\$133,632	0.981	1,690	\$77.58	088	18.6448
\$109,044	\$19,557	\$140,343	\$82,098	1.709	1,267	\$110.77	088	54.1857
\$698,709		\$617,416	\$547,913			\$91.30		4.0746
E.C.F. =>				1.127	Std. Deviation=>		0.31649675	
Ave. E.C.F. =>				1.168	Ave. Variance=>		21.9890 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$21,390	ASSESSOR'S PLAT #2	401	59
CONVENTIONAL	\$18,135	ASSESSOR'S PLAT #2	401	50
CONVENTIONAL	\$17,996	ASSESSOR'S PLAT #2	401	68
CONVENTIONAL	\$19,763	ASSESSOR'S PLAT #2	401	55
RANCH	\$18,600	ASSESSOR'S PLAT #2	401	45

18.83273275

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:17 AM

Parcel:	BL2-305-0020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	REDMOND, WESTON R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	124 S MONROE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2623-0343	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B8 ASSESSOR'S PLAT #2 BL
Mailing Address:	REDMOND, WESTON R 124 S MONROE ST BLISSFIELD MI 49228	Description:	LOT 2 ASSESSORS PLAT NO 2 OF THE VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 07/28/2021 for 138,000 by SNYDER, ASHLEY R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0343

Most Recent Permit Information

None Found

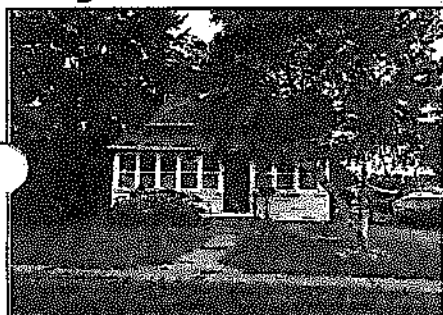
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	68,600	2022 Taxable:	68,600	Acreage:	0.46
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
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: 1,323
Ground Area: 1,050
Garage Area: 480
Basement Area: 1,050
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:17 AM

Parcel:	BL2-305-0090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CARLSON, BREANNA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	138 S MONROE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2607-0149	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	088 ASSESSOR'S PLAT #2 BL
Mailing Address:	CARLSON, BREANNA 138 S MONROE ST BLISSFIELD MI 49228	Description:	LOT 9 ASSESSORS PLAT NO 2 OF THE VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 10/29/2020 for 139,000 by LA PAN, SHARYN MARIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-0149

Most Recent Permit Information

Permit PE190044 on 09/18/2019 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,500	2022 Taxable:	62,500	Acreage:	0.39
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1928
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,136
Ground Area: 1,136
Garage Area: 528
Basement Area: 1,136
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:17 AM

Parcel:	BL2-305-0131-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LOAR, NATHANIEL & STEPHANIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	204 S MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2601/0259	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	088 ASSESSOR'S PLAT #2 BL

Mailing Address:

LOAR, NATHANIEL & STEPHANIE
204 S MONROE ST
BLISSFIELD MI 49228

Description:

PT OF LOT 7 RBC NEWCOMB'S ADD TO THE V/BLISSFIELD & PT OF LOT 13 AP #2 OF THE V/BLISSFIELD DES AS BEG AT THE N'E'LY COR OF LOT 7 ALSO DES AS BEG THE INTERSECTION OF THE S'E'LY LI OF MAIN STREET (54 FT WD) & THE W'E'LY LI OF SOUTH MONROE STREET (66 FT WD) TH S33°38'57"W 143.89 FT ALG SD W'E'LY LI OF S MONROE ST TH N57°00'18"W 117.03 FT ALG SD S'E'LY LI OF SD LOT 13 TH N33°46'23"E 144 FT ALG THE E'E'LY LI OF PARCEL DES IN A DEED REC IN LIBER 1401 PAGE 752 LCR TH S56°57'00"E 116.72 FT ALG THE N'E'LY LI OF SD LOT 7 (BEING THE S'E'LY LI OF SD MAIN ST) TO PT OF BEG

Most Recent Sale Information

Sold on 07/23/2020 for 0 by LOAR, NATHANIEL.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2601/0259

Most Recent Permit Information

Permit 15-0054 on 11/10/2015 for \$0 category REROOF.

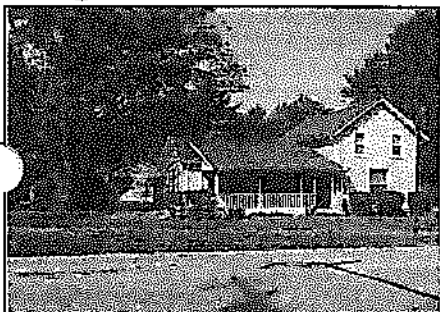
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	144 X 117 X 144 X 11
2022 S.E.V.:	70,900	2022 Taxable:	70,900	Acreage:	0.39
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior: Asbestos
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,460
Ground Area: 1,172
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:17 AM

Parcel:	BL2-310-0020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WOODING, JAMES A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	605 HIGH ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2612/0709	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	088 ASSESSOR'S PLAT #2 BL
Mailing Address:	WOODING, JAMES A 605 HIGH ST BLISSFIELD MI 49228	Description:	LOT 2 ASSESSORS PLAT OF J T CARPEN- TERS ADD TO THE VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 02/09/2021 for 152,000 by WEILER, PHILIP M & HANNAH M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2612/0709

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	79,300	2022 Taxable:	79,300	Acreage:	0.85
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,690
Ground Area: 986
Garage Area: 576
Basement Area: 986
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:17 AM

Parcel:	BL2-310-0100-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DIVER VIRGIL & DONNA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	612 HIGH ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2625-0627	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B8 ASSESSOR'S PLAT #2 BL

Mailing Address:

DIVER VIRGIL & DONNA
LANGMEYER ALAN
662 KOREY'S CIRCLE
BLISSFIELD MI 49228

Description:

LOT 10 EX E 17.31 FT ASSESS PLAT OF JT CARPENTERS ADD TO VILL OF BLISS- FIELD

Most Recent Sale Information

Sold on 09/30/2021 for 1 by DIVER VIRGIL & DONNA.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2625-0627

Most Recent Permit Information

None Found

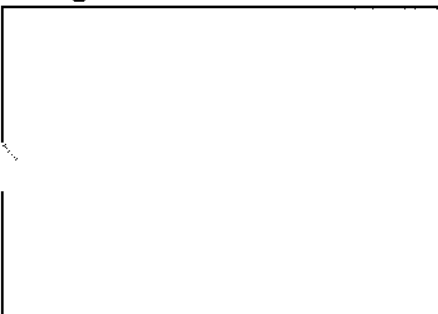
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	51,700	2022 Taxable:	51,700	Acreage:	0.40
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
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: 1,267
Ground Area: 1,267
Garage Area: 394
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Assessors Plat #2 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
BL2-305-0090-00	138 S MONROE ST	10/29/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,800	42.30
BL2-305-0131-00	204 S MONROE ST	07/09/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,700	44.38
BL2-310-0020-00	605 HIGH ST	02/09/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$73,900	48.62
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52

Totals: \$718,900 \$718,900 \$299,800

Sale. Ratio => 41.70
Std. Dev. => 5.91

Description: ASSESSOR'S PLAT #2

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	46,500	3 Acre:	56,500	10 Acre:	0	30 Acre:	0
1.5 Acre:	49,000	4 Acre:	61,500	15 Acre:	0	40 Acre:	0
2 Acre:	51,500	5 Acre:	66,500	20 Acre:	0	50 Acre:	0
2.5 Acre:	54,000	7 Acre:	0	25 Acre:	0	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/sqft	ECF Area	Libel/Page
\$146,142	\$16,008	\$24,150	0.46	0.46	\$34,800	\$0.80	0B8 2623-0343	
\$132,808	\$26,667	\$20,475	0.39	0.39	\$68,377	\$1.57	0B8 2607-0149	
\$151,591	(\$1,273)	\$20,318	0.39	0.39	(\$3,289)	(\$0.08)	0B8 2600/0660	
\$169,096	\$5,217	\$22,313	0.85	0.85	\$6,138	\$0.14	0B8 2612/0709	
\$111,444	\$69,456	\$21,000	0.40	0.40	\$173,640	\$3.99	0B8	
\$711,081	\$116,075	\$108,256	2.49	2.49				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		46,672.70		per SqFt=>		
						\$1.07		

Land Table	Class
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401

9

Neighborhoods Used: QB2 - BLISS VILL- SEC 19,29, 30,31,32, QB1 - BLISS TWP SEC 29,30,31,32

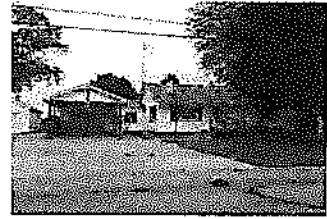
119 WALNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-231-4340-00	01/10/2022 QB2	401	145,000	9,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	70	135,280	110,386
				E.C.F. 1.226



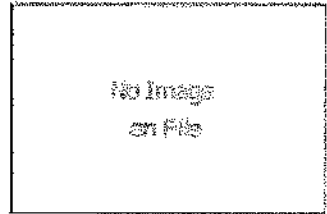
455 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-2830-00	11/11/2021 QB2	401	200,000	18,967
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	181,033	161,159
				E.C.F. 1.123



1321 BEAMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-231-4215-00	09/09/2021 QB1	401	115,000	27,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	45	87,640	73,832
				E.C.F. 1.187



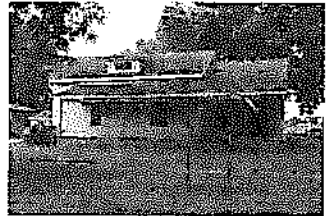
612 BEAGLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-3390-00	07/14/2021 QB2	401	150,000	14,542
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	135,458	112,572
				E.C.F. 1.203



N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-4270-00	04/05/2021 QB2	401	105,000	16,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	86,291	94,309
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2509	2742	0.915	



405 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-4500-00	03/01/2021 QB2	401	187,000	15,322
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	171,678	187,708
				E.C.F. 0.915



5460 CARROLL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-229-2430-00	12/29/2020 QB1	401	199,900	30,923
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	168,977	201,181
				E.C.F. 0.840



227 N QUICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-1925-00	12/07/2020 QB2	401	245,000	22,540
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI - LEVEL	78	222,460	228,931
				E.C.F. 0.972



01/21/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 2/4

05:54 AM

DB: Blissfield 2023

Neighborhoods Used: 0B2 - BLISS VILL- SEC 19,29, 30,31,32, 0B1 - BLISS TWP SEC 29,30,31,32

229 N QUICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-1900-00	05/15/2020 0B2	401	164,900	22,172
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
le Family	58	142,728	166,908	0.855
Style				
RANCH				



05:54 AM

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 4/4

DB: Blissfield 2023

Neighborhoods Used: OB2 - BLISS VILL- SEC 19,29, 30,31,32, OB1 - BLISS TWP SEC 29,30,31,32

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

Single Family E.C.F.	: 0.996 (9)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 0.915 (1)
Commercial E.C.F.	: 1.000 (0)

<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 0B2 - BLISS VILL.- SEC 19,29, 30,31,32, 0B1 - BLISS TWP SEC 29,30,31,32

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.60

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Blissfield Twp Section 29 - 32 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL0-229-2430-00	5460 GARROLL RD	12/29/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$106,600	53.33
BL0-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-1900-00	229 N QUICK ST	05/15/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$68,700	41.66
BL2-230-1925-00	227 N QUICK ST	12/07/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,200	31.51
BL2-230-2830-00	455 N MONROE ST	11/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,100	38.05
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4270-00	429 N MONROE ST	04/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,700	45.43
BL2-230-4500-00	405 N MONROE ST	03/01/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$82,700	44.22
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
Totals:			\$1,511,800			\$1,511,800	\$587,200	

Sale. Ratio => 38.84
Std. Dev. => 8.96

Combined Blissfield Township and Blissfield Village non Platted parcels in sections 19, 29, 30, 31 & 32 to develop the ECF for Blissfield Twp Sect 29 - 32 ECF Neighborhood due to lack of sales. 2023 ECF: 0.996

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$236,127	\$30,923	\$168,977	\$201,180	0.840	1,920	\$88.01	0B1	18.6241
\$102,669	\$27,360	\$87,640	\$73,832	1.187	1,222	\$71.72	0B1	16.0844
\$185,742	\$22,172	\$142,728	\$166,908	0.855	1,764	\$80.91	0B2	17.1040
\$246,892	\$22,540	\$222,460	\$228,931	0.972	2,360	\$94.26	0B2	5.4434
\$176,903	\$18,967	\$181,033	\$161,159	1.123	1,376	\$131.56	0B2	9.7149
\$124,863	\$14,542	\$135,458	\$112,572	1.203	1,074	\$126.12	0B2	17.7127
\$111,365	\$16,200	\$88,800	\$97,051	0.915	1,256	\$70.70	0B2	11.1188
\$199,276	\$15,322	\$171,678	\$187,708	0.915	1,539	\$111.55	0B2	11.1569
\$117,898	\$9,720	\$135,280	\$110,386	1.226	1,232	\$109.81	0B2	19.9352
\$1,501,735		\$1,334,054	\$1,339,728			\$98.29		3.0405
E.C.F. =>				0.996	Std. Deviation=>		0.15737609	
Ave. E.C.F. =>				1.026	Ave. Variance=>		14.0994	
							Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$21,960	BLISS TWP SEC 29,30,31,32	401	60
CONVENTIONAL	\$27,360	BLISS TWP SEC 29,30,31,32	401	45
RANCH	\$12,960	BLISS VIL NOT PLATT	401	58
TRI - LEVEL	\$14,400	BLISS VIL NOT PLATT	401	78
RANCH	\$9,360	BLISS VIL NOT PLATT	401	62
RANCH	\$8,640	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$16,200	BLISS VIL NOT PLATT	401	61
RANCH	\$9,000	BLISS VIL NOT PLATT	401	71
CONVENTIONAL	\$9,720	BLISS VIL NOT PLATT	401	70

13.73981595

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BLO-229-2430-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BICK, JACOB	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5460 CARROLL RD BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2610/0317	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B1 BLISS TWP SEC 29,30,31,32
Mailing Address:	Description: THAT PART OF E FRL SEC 29 T7S-R5E BEG IN W LI CARROLL RD AT A PT LOC 2056.45 FT S FROM N LI SEC 29 RUNN TH S ALG W LI SD RD 175 FT FOR FUR POB RUNN TH S ALG W LI CARROLL RD 150 FT TH N 89 DEG 08'W 200 FT TO BK OF RIVER RAISIN TH N ALG SD BK TO A PT S 89 DEG 08'W 155 FT FROM POB TH N 89 DEG 08'E 155 FT TO POB SEC 29		
BICK, JACOB 5460 CARROLL RD BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 12/29/2020 for 199,900 by BURNS, RICHARD C, DEC'D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0317

Most Recent Permit Information

None Found

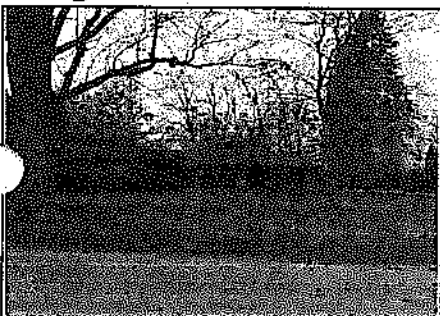
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	110,000	2022 Taxable:	105,985	Acreage:	0.61
Zoning:	A	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: 1967
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Stone/Siding
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,920
Ground Area: 1,920
Garage Area: 912
Basement Area: 1,776
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL0-231-4215-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BRASWELL BRANDON C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1321 BEAMER RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2626-0119	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B1 BLISS TWP SEC 29,30,31,32
Mailing Address:	Description: LD DES AS COMM AT SE COR OF SEC 31 T7S R5E TH N88°35'00"W 1327.60 FT TH N03°00'00"W 1457.85 FT TH S64°40'W 70 FT FOR A FUR POB & RUNN TH S64°40'00"W 133 FT TH N22°56'39"W 249.90 FT TO CNTRLI OF BEAMER RD TH N64°38'21"E ALG SD CNTRLI 133 FT TH S22°56'39"E 250.05 FT (REC S22°56'20"E 250.04 FT) TO FUR POB (SURVEY .763 AC)		

Most Recent Sale Information

Sold on 09/09/2021 for 115,000 by COMISKEY BRIAN & ELIZABETH:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2626-0119

Most Recent Permit Information

None Found

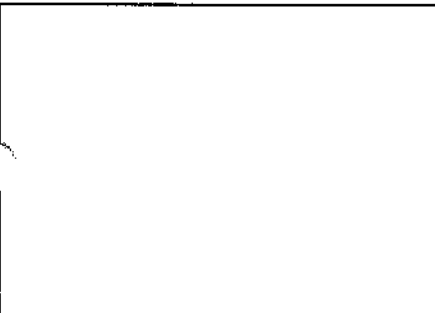
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	48,100	2022 Taxable:	48,100	Acreage:	0.76
Zoning:	A	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: 1870
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,222
Ground Area: 782
Garage Area: 144
Basement Area: 350
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL2-230-1900-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILLER, MATTHEW D & ANNICA E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	229 N QUICK ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2597/0968	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	082 BLISS VILL - SEC 19,29, 30,31,32
Mailing Address:	Description:		
MILLER, MATTHEW D & ANNICA E 229 N QUICK ST BLISSFIELD MI 49228	LD BEG ON N AND S 1/4 LI AT A PT 368.65 FT N FROM CTR OF SEC 30 TH N 80 FT TH W 198 FT TH S 80 FT TH E 198 FT TO POB SEC 30		

Most Recent Sale Information

Sold on 05/15/2020 for 164,900 by WALENTOWSKI, RYAN S & HEATHER M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2597/0968

Most Recent Permit Information

None Found

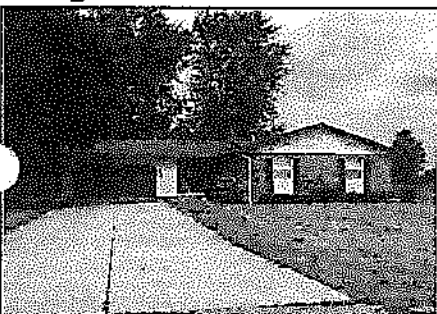
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	87,300	2022 Taxable:	82,640	Acreage:	0.36
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 58
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,764
Ground Area: 1,764
Garage Area: 484
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL2-230-1925-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MATTHEWS, ROLLIN J JR & DEBORAH A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	227 N QUICK ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2610/0039	Prev. Taxable Stat	TAXABLE
Split:	1/1	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD BEG 278.65 FT N 3 DEG 07'W FROM CTR OF SEC 30 T7S-R5E RUNN TH N 3 DEG 07'W ALG N & S-1/4 LI 90 FT TH S 86 DEG 52'W 198 FT TH S 3 DEG 07'E 90 FT TH N 86 DEG 52'E 198 FT TO POB SEC 30 UNPLATTED PROP VILLAGE OF BLISSFIELD		

Most Recent Sale Information

Sold on 12/07/2020 for 245,000 by MILLER, ALISON M & CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0039

Most Recent Permit Information

Permit PB220002 on 01/27/2022 for \$10,000 category Res. Add/Alter/Repair.

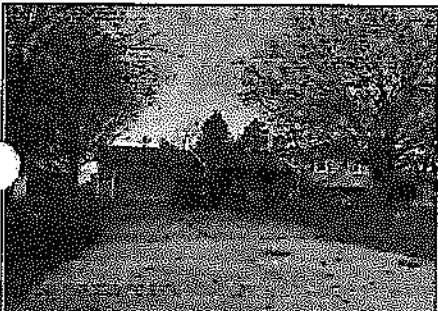
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	115,400	2022 Taxable:	109,084	Acreage:	0.40
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: C+5
Style: TRI - LEVEL
Exterior:
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,360
Ground Area: 1,490
Garage Area: 484
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL2-230-2830-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GOLICK, STEVEN P 11 & EMILY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	455 N MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2644-0065	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	082 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD COMM 33 FT W OF NE COR OF S 1/2 OF SE 1/4 OF NE FRL 1/4 SEC 30 RUNN TH ALG WLY LN N MONROE ST S 1 DEG 30'W 179.7 FT & S 38 DEG 57'W 273.6 FT FOR POB RUNN TH S 38 DEG 57'W 75 FT TH N 51 DEG 03'W 150 FT TH N 38 DEG 57'E 75 FT TH S 51 DEG 03'E 150 FT TO POB UNPLATTED PROP VILLAGE OF BLISSFIELD		
GOLICK, STEVEN P 11 & EMILY 455 N MONROE ST BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 08/17/2022 for 215,000 by MISHKA, MICHAEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-0065

Most Recent Permit Information

Permit PE190004 on 01/11/2019 for \$0 category Electrical.

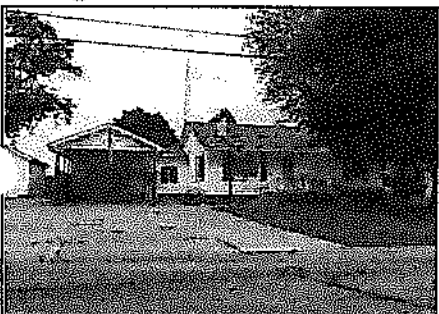
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	82,800	2022 Taxable:	82,800	Acreage:	0.26
Zoning:	RM-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,376
Ground Area: 1,376
Garage Area: 616
Basement Area: 1,376
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL2-230-3390-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROGERS LUCAS & DESIRE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	612 BEAGLE RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2623-0730	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD COMM AT A PT LOC 1550.7 FT N FROM S 1/4 POST SEC 30 T7S-R5E TH NWLY ALG NLY LI OF RR ST KNOWN AS BEAGLE RD 425.4 FT FOR FUR POB RUNN TH NWLY ALG NLY LI OF BEAGLE RD 91.2 FT TH N 116.15 FT TH SELY 91.2 FT TH S PAR WITH N AND S 1/4 LI 116.15 FT TO POB SEC 30 UNPLAT- TED PROP VILL OF BLISSFIELD		
ROGERS LUCAS & DESIRE 612 BEAGLE RD BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 07/14/2021 for 150,000 by AHLEMAN, DONALD W, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0730

Most Recent Permit Information

None Found

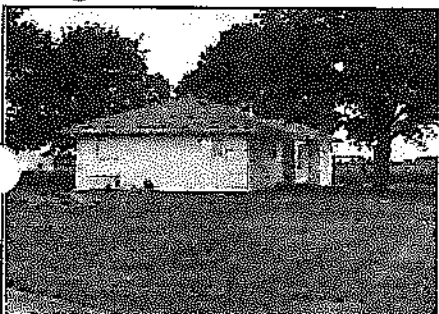
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	57,600	2022 Taxable:	57,600	Acreage:	0.24
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,074
Ground Area: 1,074
Garage Area: 480
Basement Area: 1,074
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL2-230-4270-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILLER, SKYLER W	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	429 N MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2616/0991	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	082 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD BEG ON W LI N MONROE ST AT NE COR LOT 12 PLAT OF JAMES CANNONS ADD TO VILL OF BLISSFIELD RUNN TH N 11 DEG 10'E ALG W LI MONROE ST 119.55 FT TH N 79 DEG 27'W 165 FT TH S 11 DEG 10'W 116.25 FT TH S 78 DEG 20'E 165 FT TO BEG SEC 30 UNPLATTED PROP VILL OF BLISSFIELD		
MILLER, SKYLER W 429 N MONROE ST BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 04/05/2021 for 105,000 by HAYFORD, JEFFREY A & AMY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2616/0991

Most Recent Permit Information

Permit PE210027 on 09/02/2021 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	53,000	2022 Taxable:	53,000	Acreage:	0.45
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 61

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,256

Ground Area: 932

Garage Area: 0

Basement Area: 932

Basement Walls:

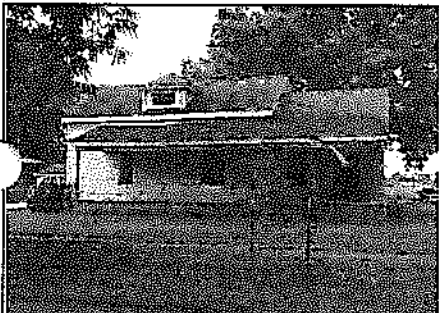
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL2-230-4500-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BALLOR, SHELLEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	405 N MONROE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2615/0094	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32

Mailing Address:

BALLOR, SHELLEY
405 N MONROE ST
BLISSFIELD MI 49228

Description:

LD COMM IN W'LY LI OF N MONROE ST AT SE COR OF LOT 1 ON PLAT OF JAMES CANNONS ADD TO BLISSFIELD VILL RUNN TH W'LY ALG S'LY LI OF LOT 1 10 RDS TH S'LY PAR WITH MONROE ST 4 RDS TH E'LY PAR WITH FIRST COURSE 10 RDS TO W'LY LI OF MONROE ST TH N'LY 4 RDS TO PL OF BEG UNPLATTED PROP VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 03/01/2021 for 187,000 by TIMMIS KYLE P & MARGARET A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2615/0094

Most Recent Permit Information

Permit 18-9982445 on 11/08/2018 for \$0 category NEW CONSTRUCT..

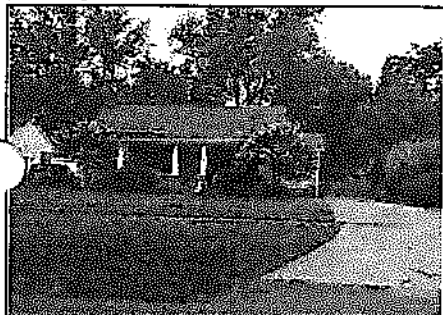
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	93,000	2022 Taxable:	93,000	Acreage:	0.25
Zoning:	R-2	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: 1920
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,539
Ground Area: 1,539
Garage Area: 480
Basement Area: 1,379
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:58 AM

Parcel:	BL2-231-4340-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CONRAD, NICHOLAS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	119 WALNUT ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2632-0349	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0. BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD.COMM SE COR SEC 31 TH N 2074.46 FT TH W 654.4 FT TH S 2 DEG 39'30" E 163.45 FT FOR A FURTHER POB RUNN TH S 2 DEG 39'30" E 110.10 FT TH S 86 DEG 07'10" W 159.73 FT TH N 3 DEG 29'10" W 203.55 FT TH N 63 DEG 5'30" E 63.55 FT TH S 2 DEG 39'30" E 117.10 FT TH N 87 DEG 20'30" E 101.10 FT TO FURTHER POB		

Most Recent Sale Information

Sold on 01/10/2022 for 145,000 by CRANE, MARIA E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-0349

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	35,800	2022 Taxable:	32,124	Acreage:	0.27
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,232
Ground Area: 704
Garage Area: 0
Basement Area: 704
Basement Walls:
Estimated TCV: Tentative

Image



Blissfield Twp Sec 29,30,31,32 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-1900-00	229 N QUICK ST	05/15/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$68,700	41.66
BL2-230-1925-00	227 N QUICK ST	12/07/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,200	31.51
BL2-230-2830-00	455 N MONROE ST	11/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,100	38.05
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4270-00	429 N MONROE ST	04/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,700	45.43
BL2-230-4500-00	405 N MONROE ST	03/01/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$82,700	44.22
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
BL2-231-4810-00	724 S LANE ST	12/21/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$56,100	59.05
Totals:			\$1,406,900			\$1,406,900	\$536,700	

Sale. Ratio =>

38.15

Std. Dev. =>

10.24

Combined Blissfield Township and Blissfield Village non Platted parcels in sections 19, 29, 30, 31 & 32 to develop the land valuation for both neighborhoods in 2023.

Description: BLISS TWP SEC 29-32

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	36,000	3 Acre:	50,000	10 Acre:	80,000	30 Acre:	0
1.5 Acre:	41,000	4 Acre:	55,000	15 Acre:	105,000	40 Acre:	0
2 Acre:	43,500	5 Acre:	60,000	20 Acre:	140,000	50 Acre:	0
2.5 Acre:	46,500	7 Acre:	75,000	25 Acre:	175,000	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$101,909	\$39,691	\$26,600	0.76	0.76	\$52,225	\$1.20	OB1	2626-0119
\$187,182	(\$7,882)	\$14,400	0.36	0.36	(\$21,894)	(\$0.50)	OB2	2597/0968
\$248,492	\$12,508	\$16,000	0.40	0.40	\$31,270	\$0.72	OB2	2610/0039
\$177,943	\$32,457	\$10,400	0.26	0.26	\$124,835	\$2.87	OB2	2629-0809
\$125,823	\$33,777	\$9,600	0.24	0.24	\$140,738	\$3.23	OB2	2623-0730
\$113,165	\$9,835	\$18,000	0.45	0.45	\$21,856	\$0.50	OB2	2616/0991
\$200,276	(\$3,276)	\$10,000	0.25	0.25	(\$13,104)	(\$0.30)	OB2	2615/0094
\$118,978	\$36,822	\$10,800	0.27	0.27	\$136,378	\$3.13	OB2	2632-0349
\$138,557	(\$2,407)	\$41,150	1.23	1.23	(\$1,957)	(\$0.04)	OB2	2609/0662
\$1,412,325	\$151,525	\$156,950	4.22	4.22				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		35,906.40		per SqFt=>		\$0.82

10

Neighborhoods Used: 00B.BLISSFIELD HEIGHTS

402 EAST BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-410-0040-00	02/11/2022 00B	401	258,000	23,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	83	234,956	218,373
				E.C.F. 1.076



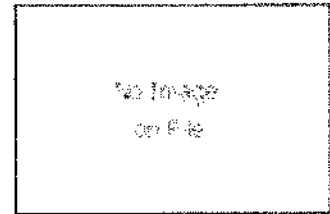
438 SOUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-420-0260-00	01/19/2022 00B	401	240,000	18,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	74	221,956	202,061
				E.C.F. 1.098



500 WEST ST BLK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-426-0510-00	05/06/2021 00B	401	42,000	19,572
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	88	22,428	17,472
				E.C.F. 1.284



436 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-426-0470-00	12/30/2020 00B	401	250,000	20,852
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	78	229,148	271,242
				E.C.F. 0.845



Neighborhoods Used: 00B, BLISSFIELD HEIGHTS

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BT - LEVEL	0	0	0	0	0	0
1 COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	235,846	0	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	473,302	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual :	709,148
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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	257,384	0	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
HOME	0	0	0	0	0	0
LAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	451,104	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values	:	708,488
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:				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	1	8.15	12.27	0.975
After Application of E.C.F.s				
		8.22	9.91	0.982

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91...100	81...90	71...60	61...70	51...60	0...50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.091(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MC BLAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	0.953(2)	1.000(0)	1.000(0)	1.000(0)

01/21/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 3/3

06:12 AM

DB: Blissfield.2023

Neighborhoods Used: 00B.BLISSFIELD HEIGHTS

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

Single Family E.C.F. : 0.999 (4)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 00B - BLISSFIELD HEIGHTS

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.81

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-410-0040-00	402 EAST BLVD	02/11/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$98,400	38.14
BL2-420-0260-00	438 SOUTH ST	01/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,500	37.29
BL2-426-0470-00	436 NORTH ST	12/30/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,300	43.72
BL2-426-0510-00	500 WEST ST	05/06/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$23,500	55.95
Totals:			\$790,000			\$790,000	\$320,700	
							Sale. Ratio =>	40.59
							Std. Dev. =>	8.60

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$228,315	\$23,044	\$234,956	\$218,373	1.076	1,701	\$138.13	008	0.0227
\$207,981	\$18,044	\$221,956	\$202,061	1.098	2,304	\$96.34	008	2.2752
\$275,819	\$20,852	\$229,148	\$271,242	0.845	2,201	\$104.11	008	23.0898
\$35,996	\$19,572	\$22,428	\$17,472	1.284	0	#DIV/0!	008	20.7919
\$748,111		\$708,488	\$709,148			#DIV/0!		7.6640
E.C.F. =>				0.999	Std. Deviation=>			
Ave. E.C.F. =>				1.076	Ave. Variance=>			
					11.5449 Coefficient of Var=>			

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
CONVENTIONAL		\$14,620	No	/ /		BLISSFIELD HIEGHTS	401
TWO STORY		\$11,180	No	/ /		BLISSFIELD HIEGHTS	401
TWO STORY		\$11,610	No	/ /		BLISSFIELD HIEGHTS	401
CONVENTIONAL		\$16,340	No	/ /		BLISSFIELD HIEGHTS	401

10.73236438

Building Dept.

83

74

78

88

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:14 AM

Parcel:	BL2-410-0040-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WAHL, COREY D & WILKE HANNAH E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	402 EAST BLVD BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2634-0088	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00B BLISSFIELD HEIGHTS
Mailing Address:	WAHL, COREY D & WILKE HANNAH E 402 EAST BLVD BLISSFIELD MI 49228	Description:	LOT 4 BLISSFIELD HEIGHTS NO ONE

Most Recent Sale Information

Sold on 02/11/2022 for 258,000 by SPIKER, DONALD & JODI.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2634-0088

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	98,600	2022 Taxable:	92,955	Acreage:	0.34
Zoning:	R-1	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: 2005
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,701
Ground Area: 1,144
Garage Area: 520
Basement Area: 572
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:14 AM

Parcel:	BL2-420-0260-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FLORES, JOSHUA & CAROLINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	438 SOUTH ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00B BLISSFIELD HEIGHTS
Mailing Address:	FLORES, JOSHUA & CAROLINE 438 SOUTH ST BLISSFIELD MI 49228	Description:	LOT 26 BLISSFIELD HGTS NO 2

Most Recent Sale Information

Sold on 01/19/2022 for 240,000 by WELLS, CORBIE L & MARY B (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

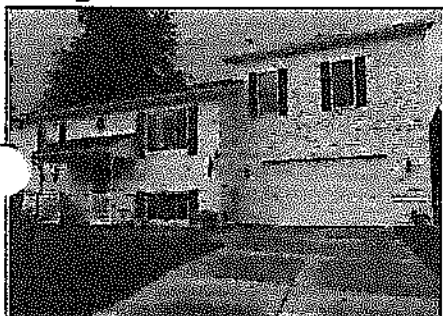
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	97,400	2022 Taxable:	97,400	Acreage:	0.26
Zoning:	R-1	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: 1989
Occupancy: Single Family
Class: C+10
Style: TWO STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 2,304
Ground Area: 864
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:14 AM

Parcel:	BL2-426-0470-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARTINEZ-BAEZA LUIS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	436 NORTH ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2610/0468	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	008 BLISSFIELD HEIGHTS
Mailing Address:	MARTINEZ-BAEZA LUIS 436 NORTH ST BLISSFIELD MI 49228	Description:	LOT 47, BLISSFIELD HEIGHTS NO. 4

Most Recent Sale Information

Sold on 12/30/2020 for 250,000 by CLEAVELAND GEORGE P.G.& JENNIFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0468

Most Recent Permit Information

None Found

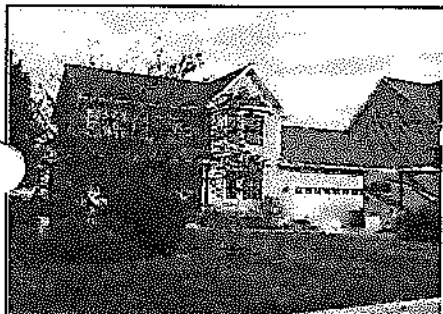
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	128,700	2022 Taxable:	128,700	Acreage:	0.27
Zoning:	R-1	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: 1999
Occupancy: Single Family
Class: C+10
Style: TWO STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 2,201
Ground Area: 925
Garage Area: 597
Basement Area: 840
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:14 AM

Parcel:	BL2-426-0510-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CRANOR PROPERTIES LLC	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	500 WEST ST BLK BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2619/0006	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00B BLISSFIELD HEIGHTS
Mailing Address:	CRANOR PROPERTIES LLC 521 W ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 51, BLISSFIELD HEIGHTS NO. 4

Most Recent Sale Information

Sold on 05/06/2021 for 42,000 by BETTIS, MARY ANN, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2619/0006

Most Recent Permit Information

None Found

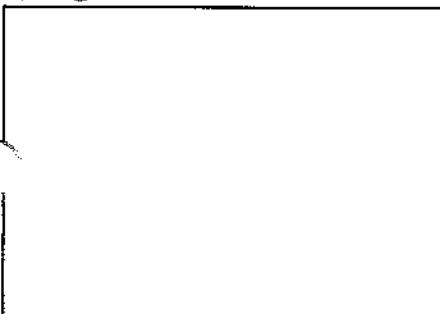
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	18,600	2022 Taxable:	18,600	Acreage:	0.38
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior: Wood Siding
% Good (Physical): 88
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 0
Ground Area: 0
Garage Area: 896
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Blissfield Heights Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-410-0040-00	402 EAST BLVD	02/11/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$98,400	38.14
BL2-420-0260-00	438 SOUTH ST	01/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,500	37.29
BL2-426-0460-00	434 NORTH ST	08/03/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,600	46.76
BL2-426-0470-00	436 NORTH ST	12/30/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,300	43.72
BL2-426-0510-00	500 WEST ST	05/06/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$28,500	55.95

Totals: \$1,065,000

\$1,065,000 \$449,300

Sale. Ratio =>

42.19

Std. Dev. =>

7.57

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liberal/Page
\$230,695	\$44,305	\$17,000	0.34	0.34	\$130,309	\$2.99	008 2634-0088	
\$209,801	\$43,199	\$13,000	0.26	0.26	\$166,150	\$3.81	008	
\$318,581	(\$30,081)	\$13,500	0.27	0.27	(\$111,411)	(\$2.56)	008 2601/0924	
\$277,709	(\$14,209)	\$13,500	0.27	0.27	(\$52,626)	(\$1.21)	008 2610/0468	
\$38,656	\$22,344	\$19,000	0.38	0.38	\$58,800	\$1.35	008 2619/0006	
\$1,075,442	\$65,558	\$76,000	1.52	1.52				
Average			Average		Average		Average	
per FF=>			per Net Acre=>		43,130.26		per SqFt=>	
							\$0.99	

Land Table	Class
BLISSFIELD HIEGHTS	401
BLISSFIELD HIEGHTS	401
BLISSFIELD HIEGHTS	401
BLISSFIELD HIEGHTS	401
BLISSFIELD HIEGHTS	401

11

Neighborhoods Used: OB2:BLISS VILL- SEC 19,29, 30,31,32

119 WALNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-231-4340-00	01/10/2022 OB2	401	145,000	9,720
Occupancy	Style	%Good	ResidualValue	CostByManual
le Family	CONVENTIONAL	70	135,280	110,386
				E.C.F.
				1.226



455 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-2830-00	11/11/2021 OB2	401	200,000	18,967
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	181,033	161,159
				E.C.F.
				1.123



612 BEAGLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-3390-00	07/14/2021 OB2	401	150,000	14,542
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	135,458	112,572
				E.C.F.
				1.203



227 N QUICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-230-1925-00	12/07/2020 OB2	401	245,000	22,540
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI - LEVEL	78	222,460	228,931
				E.C.F.
				0.972



Blissfield Village Sections 19, 29 - 32 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-230-1925-00	227 N QUICK ST	12/07/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,200	31.51
BL2-230-2830-00	455 N MONROE ST	11/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,100	38.05
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00

Totals: \$740,000

\$740,000

\$237,900

Sale. Ratio =>

32.15

Std. Dev. =>

6.98

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man.\$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$246,892	\$22,540	\$222,460	\$228,931	0.972	2,360	\$94.26	082	15.9232
\$176,903	\$18,967	\$181,033	\$161,159	1.123	1,376	\$131.56	082	0.7650
\$124,863	\$14,542	\$135,458	\$112,572	1.203	1,074	\$126.12	082	7.2329
\$117,898	\$9,720	\$135,280	\$110,386	1.226	1,232	\$109.81	082	9.4553
\$666,556		\$674,231	\$613,048			\$115.44		3.1166
				E.C.F. =>	1.100	Std. Deviation=>	0.1148697	
				Ave. E.C.F. =>	1.131	Ave. Variance=>	8.3441 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Dept.
TRI - LEVEL	\$14,400	BLISS VIL NOT PLATT	401	78
RANCH	\$9,360	BLISS VIL NOT PLATT	401	62
RANCH	\$8,640	BLISS VIL NOT PLATT	401	60
CONVENTIONAL	\$9,720	BLISS VIL NOT PLATT	401	70

7.377836567

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:59 AM

Parcel:	BL2-230-1925-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MATTHEWS, ROLLIN J JR & DEBORAH A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	227 N QUICK ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2610/0039	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	082 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD BEG 278.65 FT N 3 DEG 07'W FROM CTR OF SEC 30 T7S-RSE RUNN TH N 3 DEG 07'W ALG N & S-1/4 LI 90 FT TH S 86 DEG 52'W 198 FT TH S 3 DEG 07'E 90 FT TH N 86 DEG 52'E 198 FT TO POB SEC 30 UNPLATTED PROP VILLAGE OF BLISSFIELD		

Most Recent Sale Information

Sold on 12/07/2020 for 245,000 by MILLER, ALISON M & CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0039

Most Recent Permit Information

Permit PB220002 on 01/27/2022 for \$10,000 category Res. Add/Alter/Repair.

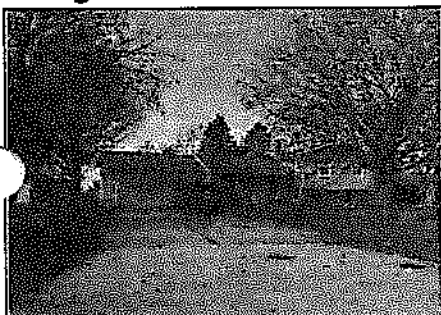
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	115,400	2022 Taxable:	109,084	Acreage:	0.40
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: C+5
Style: TRI - LEVEL
Exterior:
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,360
Ground Area: 1,490
Garage Area: 484
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:59 AM

Parcel:	BL2-230-2830-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GOLICK, STEVEN P 11 & EMILY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	455 N MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2644-0065	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description:		
GOLICK, STEVEN P 11 & EMILY 455 N MONROE ST BLISSFIELD MI 49228	LD COMM 33 FT W OF NE COR OF S 1/2 OF SE 1/4 OF NE PRL 1/4 SEC 30 RUNN TH ALG W'LY LI N MONROE ST S 1 DEG 30'W 179.7 FT & S 38 DEG 57'W 273.6 FT FOR POB RUNN TH S 38 DEG 57'W 75 FT TH N 51 DEG 03'W 150 FT TH N 38 DEG 57'E 75 FT TH S 51 DEG 03'E 150 FT TO POB UNPLATTED PROP VILLAGE OF BLISSFIELD		

Most Recent Sale Information

Sold on 08/17/2022 for 215,000 by MISHKA, MICHAEL

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2644-0065
-----------------------	-----------------	--------------------	-----------

Most Recent Permit Information

Permit PE190004 on 01/11/2019 for \$0 category Electrical.

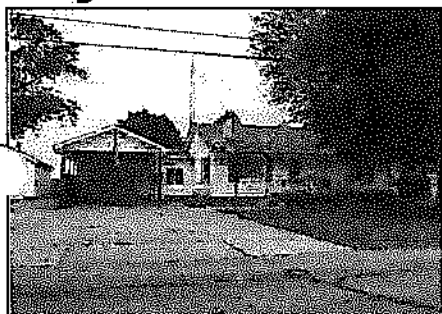
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	82,800	2022 Taxable:	82,800	Acreage:	0.26
Zoning:	RM-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,376
Ground Area: 1,376
Garage Area: 616
Basement Area: 1,376
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:59 AM

Parcel:	BL2-230-4500-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BALLOR, SHELLEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	405 N MONROE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2615/0094	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description:		
BALLOR, SHELLEY 405 N MONROE ST BLISSFIELD MI 49228	LD COMM IN W'LY LI OF N MONROE ST AT SE COR OF LOT 1 ON PLAT OF JAMES CANNONS ADD TO BLISSFIELD VILL RUNN TH W'LY ALG S'LY LI OF LOT 1 10 RDS TH S'LY PAR WITH MONROE ST 4 RDS TH E'LY PAR WITH FIRST COURSE 10 RDS TO W'LY LI OF MONROE ST TH N'LY 4 RDS TO PL OF BEG UNPLATTED PROP VILL OF BLISSFIELD		

Most Recent Sale Information

Sold on 03/01/2021 for 187,000 by TIMMIS KYLE P & MARGARET A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2615/0094

Most Recent Permit Information

Permit 18-9982445 on 11/08/2018 for \$0 category NEW CONSTRUCT..

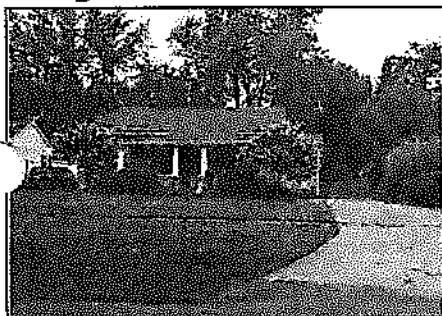
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	93,000	2022 Taxable:	93,000	Acreage:	0.25
Zoning:	R-2	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: 1920
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1. Half Baths: 0
Floor Area: 1,539
Ground Area: 1,539
Garage Area: 480
Basement Area: 1,379
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:59 AM

Parcel:	BL2-231-4340-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CONRAD, NICHOLAS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	119 WALNUT ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2632-0349	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B2 BLISS VILL- SEC 19,29, 30,31,32
Mailing Address:	Description: LD COMM SE COR SEC 31 TH N 2074.46 FT TH W 654.4 FT TH S 2 DEG 39'30" E 163.45 FT FOR A FURTHER POB RUNN TH S 2 DEG 39'30" E 110.10 FT TH S 86 DEG 07'10" W 159.73 FT TH N 3 DEG 29'10" W 203.55 FT TH N 63 DEG 5'30" E 63.55 FT TH S 2 DEG 39'30" E 117.10 FT TH N 87 DEG 20'30" E 101.10 FT TO FURTHER POB		

Most Recent Sale Information

Sold on 01/10/2022 for 145,000 by CRANE, MARIA E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-0349

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	35,800	2022 Taxable:	32,124	Acreage:	0.27
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,232
Ground Area: 704
Garage Area: 0
Basement Area: 704
Basement Walls:
Estimated TCV: Tentative

Image



Blissfield Village Non Platted Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL0-231-4215-00	1321 BEAMER RD	09/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,600	37.91
BL2-230-1900-00	229 N QUICK ST	05/15/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$68,700	41.66
BL2-230-1925-00	227 N QUICK ST	12/07/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,200	31.51
BL2-230-2830-00	455 N MONROE ST	11/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,100	38.05
BL2-230-3390-00	612 BEAGLE RD	07/14/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,700	35.13
BL2-230-4270-00	429 N MONROE ST	04/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,700	45.43
BL2-230-4500-00	405 N MONROE ST	03/01/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$82,700	44.22
BL2-231-4340-00	119 WALNUT ST	01/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,900	22.00
BL2-231-4810-00	724 S LANE ST	12/21/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$56,100	59.05
Totals:			\$1,406,900			\$1,406,900	\$536,700	

Sale. Ratio => 38.15
Std. Dev. => 10.24

Combined Blissfield Township and Blissfield Village non Platted parcels in sections 19, 29, 30, 31 & 32 to develop the land valuation for both neighborhoods in 2023.

Description: BLISS VILL NOT PLAT

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	36,000	3 Acre:	50,000	10 Acre:	80,000	30 Acre:	0
1.5 Acre:	41,000	4 Acre:	55,000	15 Acre:	105,000	40 Acre:	0
2 Acre:	43,500	5 Acre:	60,000	20 Acre:	140,000	50 Acre:	0
2.5 Acre:	46,500	7 Acre:	75,000	25 Acre:	175,000	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$101,909	\$39,691	\$26,600	0.76	0.76	\$52,225	\$1.20	OB1	2626-0119
\$187,182	(\$7,882)	\$14,400	0.36	0.36	(\$21,894)	(\$0.50)	OB2	2597/0968
\$248,492	\$12,508	\$16,000	0.40	0.40	\$31,270	\$0.72	OB2	2610/0039
\$177,943	\$32,457	\$10,400	0.26	0.26	\$124,835	\$2.87	OB2	2629-0809
\$125,823	\$33,777	\$9,600	0.24	0.24	\$140,738	\$3.23	OB2	2623-0730
\$113,165	\$9,835	\$18,000	0.45	0.45	\$21,856	\$0.50	OB2	2616/0991
\$200,276	(\$3,276)	\$10,000	0.25	0.25	(\$13,104)	(\$0.30)	OB2	2615/0094
\$118,978	\$36,822	\$10,800	0.27	0.27	\$136,378	\$3.13	OB2	2632-0349
\$138,557	(\$2,407)	\$41,150	1.23	1.23	(\$1,957)	(\$0.04)	OB2	2609/0662
\$1,412,325	\$151,525	\$156,950	4.22	4.22				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		35,906.40		per SqFt=>		
						\$0.82		

12

06:26 AM

US: Blissfield 2023

Neighborhoods Used: 02B. BRENOT COURT

405 BRENOT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-440-0210-00	10/26/2021 02B	401	174,400	26,759
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 64	147,641	120,961	1.221

No Image
on File

434 BRENOT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-440-0170-00	06/24/2021 02B	401	180,000	22,690
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 47	157,310	120,475	1.306



426 BRENOT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-440-0130-00	01/19/2021 02B	401	239,000	47,092
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI - LEVEL 54	191,908	157,868	1.216



06:26 AM

Page: 3/3:

DB: Blasfield 2023

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

Single Family E.C.F.	: 1.244	(3)
Mobile Home E.C.F.	: 1.000	(0)
Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

Starting Date: 04/01/2020
Ending Date: 03/31/2022

Terms Selected: 2

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): 02B - BRENOT COURT

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

[illegible]

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-440-0130-00	426 BRENOT CT	01/19/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$84,300	35.27	\$233,376
BL2-440-0170-00	434 BRENOT CT	06/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,400	33.00	\$164,851
BL2-440-0210-00	405 BRENOT CT	10/26/21	\$174,400	PTA	03-ARM'S LENGTH	\$174,400	\$46,200	26.49	\$169,493
Totals:			\$593,400			\$593,400	\$189,900		\$567,720
								Sale Ratio =>	32.00
								Std. Dev. =>	4.56

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$47,092	\$191,908	\$157,868	1.216	1,748	\$109.79	028	3.1687	TRI - LEVEL
\$22,690	\$157,310	\$120,475	1.306	1,516	\$103.77	028	5.8432	RANCH
\$26,759	\$147,641	\$120,961	1.221	1,312	\$112.53	028	2.6745	RANCH
	\$496,859	\$399,304			\$108.69		0.3000	
	E.C.F. =>	1.244			Std. Deviation=>	0.0506637		
	Ave. E.C.F. =>	1.247			Ave. Variance=>	3.8955	Coefficient of Var=>	3.123080596

Land Value	Land Table	Property/Class	Building	Depr.
\$39,416	BRENOT COURT	401		54
\$20,466	BRENOT COURT	401		47
\$23,498	BRENOT COURT	401		64

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:27 AM

Parcel:	BL2-440-0130-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CUNNINGHAM, CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	426 BRENOT CT BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2611/0344	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	02B. BRENOT COURT
Mailing Address:	CUNNINGHAM, CHRISTOPHER 426 BRENOT CT BLISSFIELD MI 49228	Description:	LOT 13 BRENOT CT VILLAGE OF BLISS

Most Recent Sale Information

Sold on 01/19/2021 for 239,000 by DUVAL, THARON J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2611/0344

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	40 X 125 X 155 X 130X
2022 S.E.V.:	114,500	2022 Taxable:	114,500	Acreage:	0.52
Zoning:	R-1	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: 1966
Occupancy: Single Family
Class: C+10
Style: TRI - LEVEL
Exterior:
% Good (Physical): 54
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 1,748
Ground Area: 1,220
Garage Area: 676
Basement Area: 560
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:27 AM

Parcel:	BL2-440-0170-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	POST, NICHOLAS T & VOLRICH TAYLOR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	434 BRENOT CT BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2621-0659	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	02B BRENOT COURT
Mailing Address:	Description:		
POST, NICHOLAS T & VOLRICH TAYLOR A LOT 17 BRENOT CT VILLAGE OF BLISS			
434 BRENOT CT			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 06/24/2021 for 180,000 by MARKS, DOUGLAS AND HEATHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2621-0659

Most Recent Permit Information

Permit PE210020 on 07/22/2021 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	95 X 125 X 95 X 125
2022 S.E.V.:	80,300	2022 Taxable:	80,300	Acreage:	0.27
Zoning:	R-1	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: 1957
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 47
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,516
Ground Area: 1,516
Garage Area: 572
Basement Area: 1,516
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:27 AM

Parcel:	BL2-440-0210-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DETOLLA, JAMES & GAIL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	405 BRENOT CT BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2628-0481	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	02B BRENOT COURT
Mailing Address:	DETOLLA, JAMES & GAIL 405 BRENOT CT BLISSFIELD MI 49228	Description:	LOT 21 BRENOT CT-VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 10/26/2021 for 174,400 by SWARM, DIANE J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628-0481

Most Recent Permit Information

Permit PM220003 on 01/28/2022 for \$0 category Mechanical.

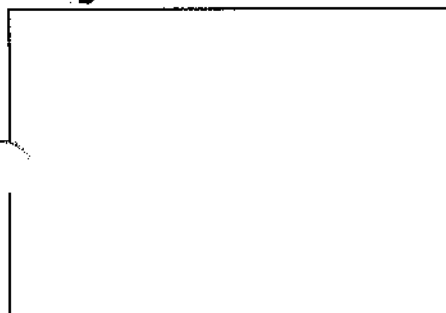
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	98 X 130 X 96 X 148
2022 S.E.V.:	83,100	2022 Taxable:	83,100	Acreage:	0.31
Zoning:	R-1	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: 1955
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,312
Ground Area: 1,312
Garage Area: 308
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Brenot Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-440-0020-00	404 BRENOT CT	06/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,400	41.89	\$213,244
BL2-440-0130-00	426 BRENOT CT	01/19/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$84,300	35.27	\$245,960
BL2-440-0170-00	434 BRENOT CT	06/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,400	33.00	\$171,385
BL2-440-0210-00	405 BRENOT CT	10/26/21	\$174,400	PTA	03-ARM'S LENGTH	\$174,400	\$46,200	26.49	\$176,995
Totals:			\$773,400			\$773,400	\$265,300		\$807,584

Sale. Ratio =>

34.30

Std. Dev. =>

6.35

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Class
(\$1,844)	\$31,400	0.31	0.31	(\$5,873)	(\$0.13)	02B 2621-0458	BRENOT COURT	401	
\$45,040	\$52,000	0.52	0.52	\$86,615	\$1.99	02B 2611/0344	BRENOT COURT	401	
\$35,615	\$27,000	0.27	0.27	\$131,907	\$3.03	02B 2621-0659	BRENOT COURT	401	
\$28,405	\$31,000	0.31	0.31	\$91,629	\$2.10	02B 2628-0481	BRENOT COURT	401	
\$107,216	\$141,400	1.41	1.41						
Average		Average		Average					
per FF=>		per Net Acre=>	75,824.61	per SqFt=>	\$1.74				

13

Neighborhoods Used: 01B.BURNHAM HEIGHTS ADDITION

306 N LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-430-0021-00	02/21/2022 01B	401	168,000	18,974
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	149,026	129,361
				E.C.F. 1.152



401 VICTORY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-430-0280-00	02/15/2022 01B	401	165,000	32,784
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	132,216	138,281
				E.C.F. 0.956



104 GRANT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-430-0430-00	11/01/2021 01B	401	175,000	32,186
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	142,814	140,717
				E.C.F. 1.015



312 N LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-430-0050-00	08/19/2021 01B	401	115,000	13,322
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	58	101,678	121,270
				E.C.F. 0.838



N LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-430-0080-00	04/05/2021 01B	401	110,000	15,978
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	94,022	80,350
				E.C.F. 1.170



304 N LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-430-0010-00	01/06/2021 01B	401	158,000	16,418
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	74	141,582	136,296
				E.C.F. 1.039



403 VICTORY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-430-0260-00	09/01/2020 01B	401	139,900	36,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	103,500	117,989
				E.C.F. 0.877



06:37 AM:

DB: Blissfield, 2023

Neighborhoods Used: 01B.BURNHAM HEIGHTS ADDITION

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

Single Family E.C.F.	: 1.001 (7)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 01B - BURNHAM HEIGHTS ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.50

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Std. Dev. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-430-0010-00	304 N LANE ST	01/06/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$47,100	29.81
BL2-430-0021-00	306 N LANE ST	02/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$59,800	35.60
BL2-430-0050-00	312 N LANE ST	08/19/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,300	48.96
BL2-430-0080-00	316 N LANE ST	04/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,300	36.64
BL2-430-0260-00	403 VICTORY ST	09/01/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$47,300	33.81
BL2-430-0280-00	401 VICTORY ST	02/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,600	42.79
BL2-430-0430-00	104 GRANT ST	11/01/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,600	41.49
Totals:			\$1,030,900			\$1,030,900	\$394,000	
							Sale. Ratio =>	38.22
							Std. Dev. =>	6.40

Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$152,714	\$16,418	\$141,582	\$136,296	1.039	886	\$159.80	018	3.1977
\$148,335	\$18,974	\$149,026	\$129,361	1.152	1,234	\$120.77	018	14.5211
\$134,592	\$13,322	\$101,678	\$121,270	0.838	1,104	\$92.10	018	16.8363
\$96,328	\$15,978	\$94,022	\$80,350	1.170	832	\$113.01	018	16.3350
\$154,389	\$36,400	\$103,500	\$117,989	0.877	1,090	\$94.95	018	12.9605
\$171,065	\$32,784	\$132,216	\$138,281	0.956	1,128	\$117.21	018	5.0666
\$172,903	\$32,186	\$142,814	\$140,717	1.015	1,232	\$115.92	018	0.8096
\$1,030,326		\$864,838	\$864,264			\$116.25		0.6142
E.C.F. =>				1.001	Std. Deviation=>		0.12686472	
Ave. E.C.F. =>				1.007	Ave. Variance=>		9.9610 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$14,100	BURNHAM HEIGHTS	401	74
CONVENTIONAL	\$18,800	BURNHAM HEIGHTS	401	61
CONVENTIONAL	\$13,160	BURNHAM HEIGHTS	401	58
RANCH	\$15,040	BURNHAM HEIGHTS	401	68
RANCH	\$30,174	BURNHAM HEIGHTS	401	78
RANCH	\$30,080	BURNHAM HEIGHTS	401	61
RANCH	\$28,294	BURNHAM HEIGHTS	401	61

9.89363719

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:38 AM

Parcel:	BL2-430-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ECHOLS, BENJAMIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	304 N LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2610/0828	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	01B BURNHAM HEIGHTS ADDITION
Mailing Address:	ECHOLS, BENJAMIN 304 N LANE ST BLISSFIELD MI 49228	Description:	LOT 1 ALSO S 15 FT OF LOT 2 BURNHAM HGTS ADD TO BLISS VILL

Most Recent Sale Information

Sold on 01/06/2021 for 158,000 by CRAIN, DANNY R & RUSSELL VALERIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0828

Most Recent Permit Information

Permit 16-0005 on 03/25/2016 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	69,400	2022 Taxable:	69,400	Acreage:	0.15
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 886
Ground Area: 580
Garage Area: 768
Basement Area: 580
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:38 AM

Parcel:	BL2-430-0021-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LANNOO, GEORGE & LADOUCEUR MICHELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	306 N LANE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2634-0393	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	01B BURNHAM HEIGHTS ADDITION

Mailing Address:	Description:
LANNOO, GEORGE & LADOUCEUR MICHELLE 24670 TIMBER RIDGE TR BROWNSTOWN TWP MI 48134	N 35 FT OF LOT 2 AND ALL OF LOT 3, EX N 7 FT BURNHAM HGTS ADD TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 02/21/2022 for 168,000 by SAUTER, KIMBERLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2634-0393

Most Recent Permit Information

Permit 22-81447 on 06/28/2022 for \$0 category REMODEL.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	65,700	2022 Taxable:	50,478	Acreage:	0.20
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1926
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,234
Ground Area: 974
Garage Area: 308
Basement Area: 974
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:38 AM

Parcel:	BL2-430-0050-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARTIS, GERALD	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	312 N LANE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2624-0732	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	01B BURNHAM HEIGHTS ADDITION
Mailing Address:	Description:		
MARTIS, GERALD	LOT 5 BURNHAM HGTS ADD TO BLISS- FIELD VILLAGE		
312 N LANE ST			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 08/19/2021 for 115,000 by STEINER, THOMAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2624-0732

Most Recent Permit Information

Permit PB180008 on 04/02/2018 for \$5,400 category Res. Add/Alter/Repair.

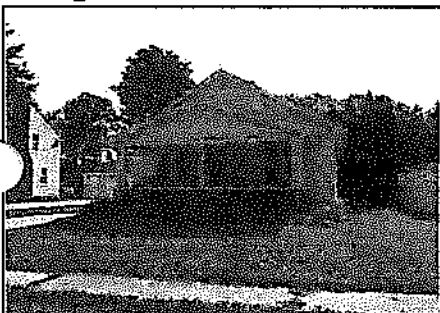
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	61,400	2022 Taxable:	61,400	Acreage:	0.14
Zoning:	R-1	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: 1920
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,104
Ground Area: 1,104
Garage Area: 784
Basement Area: 1,104
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:38 AM

Parcel:	BL2-430-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMOLINSKI, VICKIE S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	316 N LANE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2616/0824	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	01B BURNHAM HEIGHTS ADDITION
Mailing Address:	SMOLINSKI, VICKIE S 316 N LANE ST BLISSFIELD MI 49228	Description:	LOT 8 BURNHAM HEIGHTS ADD TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 04/05/2021 for 110,000 by WILLIAMS, JARRAD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2616/0824

Most Recent Permit Information

None Found

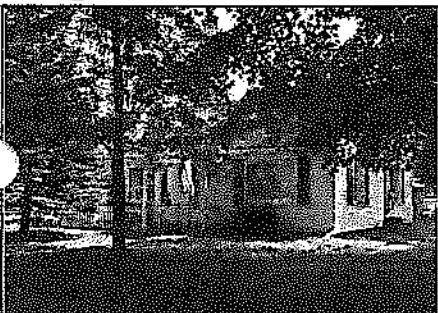
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	44,300	2022 Taxable:	44,300	Acreage:	0.16
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1951
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 832
Ground Area: 832
Garage Area: 384
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:38 AM

Parcel:	BL2-430-0260-00	Current Class:	401. RESIDENTIAL-IMPROVED
Owner's Name:	SLUSHER, ABIGAIL	Previous Class:	401. RESIDENTIAL-IMPROVED
Property Address:	403 VICTORY ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.: Topography:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights Level, High, Landscaped	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Mailing Address:		Neighborhood:	01B BURNHAM HEIGHTS ADDITION
		Description:	LOTS 26 AND 27 BURNHAM HEIGHTS ADD TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 09/01/2020 for 139,900 by ANSTINE, SHEA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

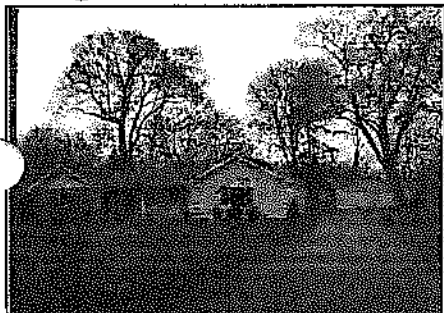
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	100 X 140 X 100 X 140
2022 S.E.V.:	71,700	2022 Taxable:	66,731	Acreage:	0.32
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	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: RANCH
Exterior:
% Good (Physical): 78
Heating System: Wall/Floor Furnace
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,090
Ground Area: 1,090
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:39 AM

Parcel:	BL2-430-0280-00	Current Class:	401:RESIDENTIAL-IMPROVED
Owner's Name:	BOHM, ALLAN	Previous Class:	401:RESIDENTIAL-IMPROVED
Property Address:	401 VICTORY ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2634-0171	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	01B BURNHAM HEIGHTS ADDITION
Mailing Address:	BOHM, ALLAN 401 VICTORY ST BLISSFIELD MI 49228	Description:	LOT 28 ALSO E 1/2 OF LOT 29 AND E 1/2 OF LOT 30 BURNHAM HEIGHTS ADD TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 02/15/2022 for 165,000 by BELANGER, THOMAS & LINDA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2634-0171

Most Recent Permit Information

Permit PE220024 on 06/07/2022 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	77,800	2022 Taxable:	60,416	Acreage:	0.32
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1949
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,128
Ground Area: 1,128
Garage Area: 600
Basement Area: 1,128
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:39 AM

Parcel:	BL2-430-0430-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOLLYER, DAVID & MCANELLY, BARBARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	104 GRANT ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2628-0888	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	01B BURNHAM HEIGHTS ADDITION
Mailing Address:	Description:		
HOLLYER, DAVID & MCANELLY, BARBARA 104 GRANT ST BLISSFIELD MI 49228	LOT 43 AND 44 ALSO THAT PART OF LOT 42 BEG AT NE COR LOT 42 TH S 120.90 FT TO SE COR LOT 42 TH N 79 DEG 05' W 13 FT TH N 06 DEG 15'E 119.15 FT TO POB-BURNHAM HGTS ADD TO BLISS- FIELD VILLAGE		

Most Recent Sale Information

Sold on 11/01/2021 for 175,000 by MONROE, TRACY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628-0888

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	104 X 126 X 104 X 126
2022 S.E.V.:	80,200	2022 Taxable:	80,200	Acreage:	0.30
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1968
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior:
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,232
Ground Area: 1,232
Garage Area: 484
Basement Area: 1,232
Basement Walls:
Estimated TCV: Tentative

Image



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale
BL2-430-0010-00	304 N LANE ST	01/06/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$47,100	29.81
BL2-430-0021-00	306 N LANE ST	02/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$59,800	35.60
BL2-430-0050-00	312 N LANE ST	08/19/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,300	48.96
BL2-430-0080-00	316 N LANE ST	04/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,300	36.64
BL2-430-0260-00	403 VICTORY ST	09/01/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$47,300	33.81
BL2-430-0280-00	401 VICTORY ST	02/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,600	42.79
BL2-430-0430-00	104 GRANT ST	11/01/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,600	41.49
Totals:			\$1,030,900			\$1,030,900	\$394,000	
							Sale. Ratio =>	38.22
							Std. Dev. =>	6.40

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale
BL2-430-0010-00	304 N LANE ST	01/06/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$47,100	29.81
BL2-430-0021-00	306 N LANE ST	02/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$59,800	35.60
BL2-430-0050-00	312 N LANE ST	08/19/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,300	48.96
BL2-430-0080-00	316 N LANE ST	04/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,300	36.64
BL2-430-0260-00	403 VICTORY ST	09/01/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$47,300	33.81
BL2-430-0280-00	401 VICTORY ST	02/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,600	42.79
BL2-430-0430-00	104 GRANT ST	11/01/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,600	41.49
Totals:			\$1,030,900			\$1,030,900	\$394,000	
							Sale. Ratio =>	38.22
							Std. Dev. =>	6.40

Cur	Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libel/Page
	\$156,014	\$19,386	\$17,400	0.15	0.15	\$129,240	\$2.97	01B 2610/0828	
	\$152,735	\$38,465	\$23,200	0.20	0.20	\$192,325	\$4.42	01B 2634-0393	
	\$137,672	(\$6,432)	\$16,240	0.14	0.14	(\$45,943)	(\$1.05)	01B 2624-0732	
	\$99,848	\$28,712	\$18,560	0.16	0.16	\$179,450	\$4.12	01B 2616/0824	
	\$161,451	\$15,685	\$37,236	0.32	0.32	\$48,863	\$1.12	01B	
	\$178,105	\$24,015	\$37,120	0.32	0.32	\$75,047	\$1.72	01B 2634-0171	
	\$179,525	\$30,391	\$34,916	0.30	0.30	\$100,967	\$2.32	01B 2628-0888	
	\$1,065,350	\$150,222	\$184,672	1.59	1.59				
Average		Average		Average		Average		Average	
per FF=>		per Net Acre=>		94,360.55		per Sqft=>		\$2.17	

Land Table	Class
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401
BURNHAM HEIGHTS	401

14

01/21/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

06:47 AM

DB: Blissfield 2023

Neighborhoods Used: 03B.CANNON'S ADDITION

411 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-450-0031-00	07/19/2022 03B	401	130,000	48,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	45	81,120	80,465	1.008



415 N MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-450-0061-00	07/08/2020 03B	401	190,400	41,069	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	149,331	154,035	0.969



01/21/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 3/3

06:47 AM

DB: Blissfield 2023

Neighborhoods Used: 03B.CANNON'S ADDITION

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

Single Family E.C.F. : 0.983 (2)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 09/30/2022
Terms Selected: 2
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): 03B - CANNON'S ADDITION

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.50 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
---------------	----------------	-----------	------------	--------	---------------	--------------	----------------	---------------

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-450-0031-00	411 N MONROE ST	07/19/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,800	49.85
BL2-450-0061-00	415 N MONROE ST	07/08/20	\$190,400	WD	03-ARM'S LENGTH	\$190,400	\$76,000	39.92
Totals:			\$320,400			\$320,400	\$140,800	
							Sale. Ratio =>	43.95
							Std. Dev. =>	7.02

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$135,782	\$48,880	\$81,120	\$80,465	1.008	1,336	\$60.72	038	1.9341
\$195,104	\$41,069	\$149,331	\$154,035	0.969	2,004	\$74.52	038	1.9341
\$330,886		\$230,451	\$234,500			\$67.62		0.6068
				E.C.F. =>	0.983	Std. Deviation=>	0.02735163	
				Ave. E.C.F. =>	0.989	Ave. Variance=>	1.9341 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONVENTIONAL	\$45,000	CANNONS ADDITION	401	45
RANCH	\$34,560	CANNONS ADDITION	401	45

1.955955183

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:48 AM

Parcel:	BL2-450-0031-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WELLS, TANNER & CHEYENNE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	411 N MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2642-0951	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	03B CANNON'S ADDITION

Mailing Address:	Description:
WELLS, TANNER & CHEYENNE 411 N MONROE ST BLISSFIELD MI 49228	N 1/2 OF LOT 3 AND ALL OF LOT 4 JAMES CANNONS ADD TO VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 07/19/2022 for 130,000 by BEAVER, CODY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2642-0951

Most Recent Permit Information

Permit PB220048 on 10/03/2022 for \$0 category Res: Add/Alter/Repair.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	64,800	2022 Taxable:	36,042	Acreage:	0.45
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
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: 1,336
Ground Area: 901
Garage Area: 576
Basement Area: 901
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 6:48 AM

Parcel:	BL2-450-0061-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MUNSON, ASHLEY & ANDREW	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	415 N MONROE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2600/0676	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	03B CANNON'S ADDITION
Mailing Address:	Description:		
MUNSON, ASHLEY & ANDREW 415 N MONROE ST BLISSFIELD MI 49228	N 1/2 OF LOT 6 ALSO ALL OF LOT 7 JAMES CANNON'S ADD TO VILL OF BLISSFIELD		

Most Recent Sale Information

Sold on 07/08/2020 for 190,400 by KILMER FAMILY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2600/0676

Most Recent Permit Information

Permit PE180052 on 10/03/2018 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	101,400	2022 Taxable:	91,627	Acreage:	0.45
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 45
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 2,004
Ground Area: 2,004
Garage Area: 575
Basement Area: 1,734
Basement Walls:
Estimated TCV: Tentative

Image



James Cannon Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-450-0031-00	411 N MONROE ST	07/19/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,800	49.85
BL2-450-0061-00	415 N MONROE ST	07/08/20	\$190,400	WD	03-ARM'S LENGTH	\$190,400	\$76,000	39.92
Totals:			\$320,400			\$320,400	\$140,800	
							Sale. Ratio =>	43.95
							Std. Dev. =>	7.02

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libert/Page
\$135,782	\$39,218	\$45,000	0.45	0.45	\$87,151	\$2.00	038 2642-0951	
\$194,294	\$29,856	\$33,750	0.45	0.45	\$66,347	\$1.52	038 2600/0676	
\$330,076	\$69,074	\$78,750	0.90	0.90				
Average		Average	Average	Average	Average			
per FF=>		per Net Acre=>		76,748.89	per SqFt=>	\$1.76		

Land Table	Class
CANNONS ADDITION	401
CANNONS ADDITION	401

15

06:59 AM

DB: Blissfield 2023

Neighborhoods Used: 04B.DAVID CARPENTER'S ADDITION

517 W ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-460-0240-00	06/28/2021 04B	401	139,000	26,513
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	69	112,487	119,172
				E.C.F.
				0.944



525 WORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-460-0380-00	04/01/2021 04B	401	100,000	20,085
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	79,915	63,916
				E.C.F.
				1.250



512 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-460-0142-00	11/02/2020 04B	401	145,000	41,039
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	103,961	119,888
				E.C.F.
				0.867



414 W ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-460-0010-00	09/24/2020 04B	401	157,500	27,038
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	54	130,462	141,613
				E.C.F.
				0.921



06:59 AM

DB: Blässfild, 2023

Neighborhoods Used: 04B-DAVID CARPENTER'S ADDITION

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

Single Family E.C.F.	: 0.960 (4)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

<<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 04B - DAVID CARPENTER'S ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.68

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

David Carpenters Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-460-0010-00	414 W ADRIAN ST	09/24/20	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$73,300	46.54
BL2-460-0142-00	512 HIGH ST	11/02/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,700	37.03
BL2-460-0240-00	517 W ADRIAN ST	06/28/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$57,600	41.44
BL2-460-0380-00	525 WORTH ST	04/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,800	37.80
Totals:			\$541,500			\$541,500	\$222,400	

Sale. Ratio => 41.07

Std. Dev. => 4.34

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$168,651	\$27,038	\$130,462	\$141,613	0.921	2,008	\$64.97	048	7.4399
\$160,927	\$41,039	\$103,961	\$119,888	0.867	1,107	\$93.91	048	12.8505
\$145,685	\$26,513	\$112,487	\$119,172	0.944	1,320	\$85.22	048	5.1752
\$84,001	\$20,085	\$79,915	\$63,916	1.250	690	\$115.82	048	25.4656
\$559,264		\$426,825	\$444,589			\$89.98		3.5612
				E.C.F. =>	0.960	Std. Deviation=>	0.17279763	
				Ave. E.C.F. =>	0.996	Ave. Variance=>	12.7328	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$27,038	DAVID CARPENTER'S ADDITION	401	54
RANCH	\$31,673	DAVID CARPENTER'S ADDITION	401	74
CONVENTIONAL	\$23,175	DAVID CARPENTER'S ADDITION	401	69
CONVENTIONAL	\$20,085	DAVID CARPENTER'S ADDITION	401	61

12.78837065

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:01 AM

Parcel:	BL2-460-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HIND, PATRICK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	414 W ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2604 0635	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	04B DAVID CARPENTER'S ADDITION
Mailing Address:	HIND, PATRICK 414 W ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 1 DAVID CARPENTERS ADDITION TO THE VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 09/24/2020 for 157,500 by TUTTLE, LARRY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604 0635

Most Recent Permit Information

Permit PB220043 on 08/25/2022 for \$0 category Res. Add/Alter/Repair.

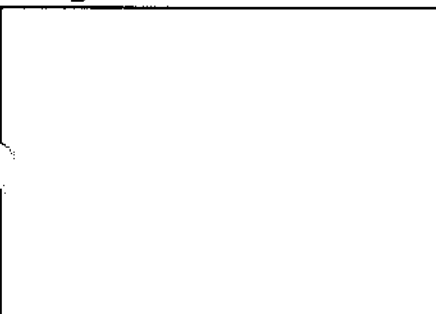
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	77,400	2022 Taxable:	76,751	Acreage:	0.35
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
IRE:	50.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,008
Ground Area: 1,224
Garage Area: 0
Basement Area: 1,224
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:01 AM

Parcel:	BL2-460-0142-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARQUEZ, KATHY L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	512 HIGH ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2606-0957	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	04B DAVID CARPENTER'S ADDITION
Mailing Address:	MARQUEZ, KATHY L BENNETT, TAMARA L 512 HIGH ST BLISSFIELD MI 49228	Description:	LD BEG AT SE COR LOT 14 TH N 88.1 FT TH W 80.4 FT TH S 106.8 FT TO SW COR SD LOT TH E 82.5 FT TO POB DAVID CARPENTERS ADD TO THE VILL OF BLISS

Most Recent Sale Information

Sold on 11/02/2020 for 145,000 by RIVER FARM STORAGE LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2606-0957

Most Recent Permit Information

Permit PP220012 on 08/31/2022 for \$0 category Plumbing.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	74,000	2022 Taxable:	73,828	Acreage:	0.41
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,107
Ground Area: 1,107
Garage Area: 286
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:01 AM

Parcel:	BL2-460-0240-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SEARS, ALEXANDER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	517 W ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2621-0883	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	04B DAVID CARPENTER'S ADDITION
Mailing Address:	Description:		
SEARS, ALEXANDER	LOT 24-DAVID CARPENTERS ADDITION TO THE VILLAGE OF BLISSFIELD		
517 W ADRIAN ST			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 06/28/2021 for 139,000 by BOCSKAY, CHAD M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2621-0883

Most Recent Permit Information

Permit PB220003 on 01/27/2022 for \$63,385 category Res. Add/Alter/Repair.

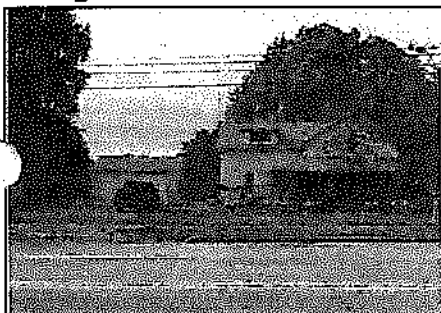
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	66,700	2022 Taxable:	66,700	Acreage:	0.30
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,320
Ground Area: 992
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:01 AM

Parcel:	BL2-460-0380-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PERRY, JACOB D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	525 WORTH ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2616/0620	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	048 DAVID CARPENTER'S ADDITION
Mailing Address:	PERRY, JACOB D 525 WORTH ST BLISSFIELD MI 49228	Description:	LOT 38.DAVID CARPENTERS ADD TO VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 04/01/2021 for 100,000 by ROMBACH, DANIELLE N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2616/0620

Most Recent Permit Information

None Found

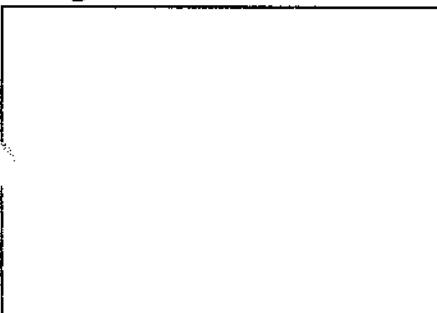
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	39,000	2022 Taxable:	39,000	Acreage:	0.26
Zoning:	R-2	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: 1870
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 690
Ground Area: 536
Garage Area: 480
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



David Carpenters Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-460-0010-00	414 W ADRIAN ST	09/24/20	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$73,500	46.54
BL2-460-0142-00	512 HIGH ST	11/02/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,700	37.03
BL2-460-0240-00	517 W ADRIAN ST	06/28/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$57,600	41.44
BL2-460-0380-00	525 WORTH ST	04/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,800	37.80

Totals: \$541,500

\$541,500 \$222,400

Sale. Ratio =>

41.07

Std. Dev. =>

4.34

Cu. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	EGF Area	Libor/Page
\$164,473	\$21,552	\$28,525	0.35	0.35	\$61,577	\$1.41	04B 2604	0635
\$157,873	\$20,542	\$33,415	0.41	0.41	\$50,102	\$1.15	04B 2606-0957	
\$142,193	\$21,257	\$24,450	0.30	0.30	\$70,857	\$1.63	04B 2621-0883	
\$82,549	\$38,641	\$24,190	0.26	0.26	\$148,619	\$3.41	04B 2616/0620	
\$547,088	\$101,992	\$107,580	1.32	1.32				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		77,266.67		per Sqft=>		
						\$1.77		

Land Table		Class
DAVID CARPENTER'S ADDITION	401	
DAVID CARPENTER'S ADDITION	401	
DAVID CARPENTER'S ADDITION	401	
DAVID CARPENTER'S ADDITION	401	

16

08:11 AM

QB: Blissfield 2023

Neighborhoods Used: 06B - DAVIS ADDITION, 09B - GILE'S ADDITION

503 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0580-00	10/04/2021 09B	401	133,000	11,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	58	121,680	110,231
				E.C.F. 1.104



407 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0421-00	07/23/2021 09B	401	175,000	17,222
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	157,778	156,096
				E.C.F. 1.011



307 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0312-00	06/08/2021 09B	401	160,100	23,547
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	79	136,553	135,831
				E.C.F. 1.005



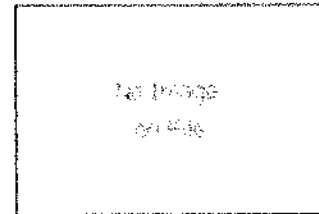
510 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0251-00	12/11/2020 09B	401	136,000	11,882
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	63	124,118	129,160
				E.C.F. 0.961



GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0720-00	09/02/2020 09B	401	135,500	17,040
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	50	118,460	128,038
				E.C.F. 0.925



215 WHITE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0371-00	07/30/2020 09B	401	158,000	15,282
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	142,718	150,604
				E.C.F. 0.948



404 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0160-00	06/02/2020 09B	401	164,500	10,188
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	154,312	161,616
				E.C.F. 0.955



Page: 3/3

DB: Blissfield 2023

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

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

Neighborhood(s): 06B - DAVIS ADDITION, 09B - GILE'S ADDITION

Maximum E.C.F. (Commercial): 3.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. sale
BL2-520-0160-00	404 GILES AVE	06/02/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$66,300	40.30
BL2-520-0251-00	510 GILES AVE	12/11/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,300	39.19
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86
BL2-520-0371-00	215 WHITE ST	07/30/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,600	47.22
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-520-0720-00	609 GILES ST	09/02/20	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,100	50.26
Totals:			\$1,062,100			\$1,062,100	\$426,300	
							Sale. Ratio =>	40.14
							Std. Dev. =>	7.49

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. sale
BL2-520-0160-00	404 GILES AVE	06/02/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$66,300	40.30
BL2-520-0251-00	510 GILES AVE	12/11/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,300	39.19
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86
BL2-520-0371-00	215 WHITE ST	07/30/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,600	47.22
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-520-0720-00	609 GILES ST	09/02/20	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,100	50.26
Totals:			\$1,062,100			\$1,062,100	\$426,300	
							Sale. Ratio =>	40.14
							Std. Dev. =>	7.49

Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
\$168,644	\$10,260		\$154,240	\$161,616	0.954	1,672	\$92.25	098	3.1992	
\$138,519	\$11,942		\$124,058	\$129,160	0.960	1,067	\$116.27	098	2.5854	
\$156,737	\$23,623		\$136,477	\$135,831	1.005	1,225	\$111.41	098	1.8408	
\$162,982	\$15,390		\$142,610	\$150,604	0.947	1,524	\$93.58	098	3.9431	
\$170,255	\$17,282		\$157,718	\$156,095	1.010	2,160	\$73.02	098	2.4047	
\$119,426	\$11,400		\$121,600	\$110,231	1.103	1,298	\$93.68	098	11.6791	
\$142,621	\$17,144		\$118,356	\$128,038	0.924	1,200	\$98.63	098	6.1968	
\$1,059,184			\$955,059	\$971,574			\$96.98		0.3350	
E.C.F. =>					0.983	Std. Deviation=>				
Ave. E.C.F. =>					0.986	Ave. Variance=>				
						4.5499				
						Coefficient of Var=>				

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONVENTIONAL	\$10,260	GILES ADDITION	401	68
CONVENTIONAL	\$8,550	GILES ADDITION	401	63
CONVENTIONAL	\$10,830	GILES ADDITION	401	79
CONVENTIONAL	\$15,390	GILES ADDITION	401	60
CONVENTIONAL	\$8,550	GILES ADDITION	401	60
CONVENTIONAL	\$11,400	GILES ADDITION	401	58
CONVENTIONAL	\$14,820	GILES ADDITION	401	50

4.612823795

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:14 AM

Parcel:	BL2-520-0160-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SOLSBURG, JACQULYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	404 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2598/0920	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	SOLSBURG, JACQULYN 404 GILES AVE BLISSFIELD MI 49228	Description:	LOT 16 GILES ADD TO BLISSFIELD VILL.

Most Recent Sale Information

Sold on 06/02/2020 for 164,500 by PAPENHAGEN, COREY B & DARLA K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2598/0920

Most Recent Permit Information

Permit PE190073 on 11/08/2019 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	81,400	2022 Taxable:	80,470	Acreage:	0.18
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,672
Ground Area: 1,004
Garage Area: 0
Basement Area: 968
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:14 AM

Parcel:	BL2-520-0251-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRAVELLE, REBECCA R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	510 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2609-0380	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	Description:		
GRAVELLE, REBECCA R 510 GILES AVE BLISSFIELD MI 49228	S 50 FT OF LOT 25 GILES ADD TO BLISSFIELD VILL		

Most Recent Sale Information

Sold on 12/11/2020 for 136,000 by IFFLAND CLAIR O & DORIS J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2609-0380

Most Recent Permit Information

None Found

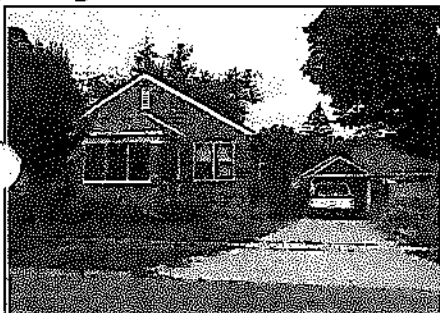
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	66,900	2022 Taxable:	66,318	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1938
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,067
Ground Area: 1,067
Garage Area: 280
Basement Area: 1,067
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:14 AM

Parcel:	BL2-520-0312-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LUDWIG, TREVOR B	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	307 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2620-0640	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLD BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	Description: THAT PART OF LOT 31 BEG 41.25 FT S'LY FROM NW'LY COR RUNN TH S'LY 57.75 FT TO SW COR OF LOT 31 TH E'LY 132 FT TH N'LY 49.50 FT TH W'LY TO POB ALSO N'LY 10 FT OF LOT 32 GILES ADD TO BLISSFIELD VILLAGE		
LUDWIG, TREVOR B 307 GILES ST BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 06/08/2021 for 160,100 by RETTER, SHANE & LAURA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620-0640

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	76,500	2022 Taxable:	76,500	Acreage:	0.19
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,225
Ground Area: 959
Garage Area: 384
Basement Area: 0
Basement Walls:
Estimated TCY: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:14 AM

Parcel:	BL2-520-0371-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FISHER, LAURA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	215 WHITE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2601/0814	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	FISHER, LAURA M 215 WHITE ST BLISSFIELD MI 49228	Description:	E 30 FT OF LOT 37 AND ALL OF LOT 38 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 07/30/2020 for 158,000 by DIESING, RICKY M & KAREN A, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2601/0814

Most Recent Permit Information

None Found

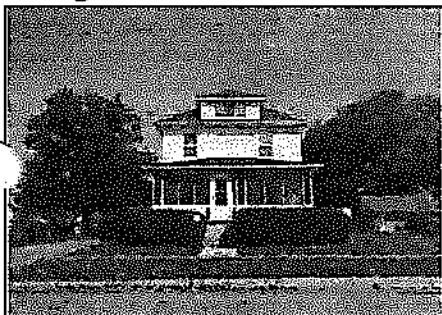
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,600	2022 Taxable:	80,600	Acreage:	0.27
Zoning:	R-2	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: 1900
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,524
Ground Area: 804
Garage Area: 676
Basement Area: 804
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:14 AM

Parcel:	BL2-520-0421-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DELONG, HALEIGH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	407 GILES AVE BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2623-0303	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	DELONG, HALEIGH 407 GILES AVE BLISSFIELD MI 49228	Description:	S 33 FT OF LOT 42 AND N 17 FT OF LOT 52 GILES ADDITION TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 07/23/2021 for 175,000 by NEEB, THOMAS W & READ SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0303

Most Recent Permit Information

None Found

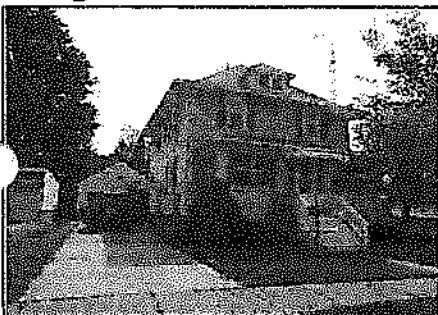
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	79,800	2022 Taxable:	79,800	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1914
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,160
Ground Area: 906
Garage Area: 480
Basement Area: 822
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:14 AM

Parcel:	BL2-520-0580-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLEERE, GORDON & KAREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	503 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2627-0100	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	CLEERE, GORDON & KAREN 503 GILES ST BLISSFIELD MI 49228	Description:	LOT 58 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 10/04/2021 for 133,000 by COTTRELL, ZACHARY W & KHYLEIGH A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-0100

Most Recent Permit Information

Permit PE190074 on 12/09/2019 for \$0 category Electrical.

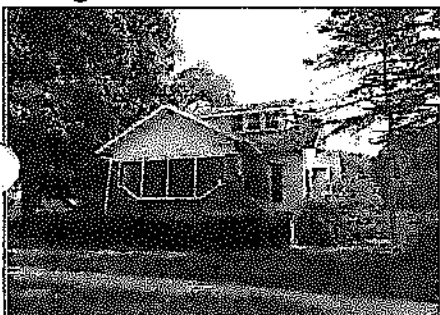
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	59,100	2022 Taxable:	59,100	Acreage:	0.20
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,298
Ground Area: 752
Garage Area: 324
Basement Area: 752
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:14 AM

Parcel:	BL2-520-0720-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARRY, RENEE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	609 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2603/0713	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	MARRY, RENEE 609 GILES BLISSFIELD MI 49228	Description:	LOT 72 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 09/02/2020 for 135,500 by WIELFAERT, AARON & AMY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2603/0713

Most Recent Permit Information

Permit PE190007 on 03/04/2019 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	71,000	2022 Taxable:	71,000	Acreage:	0.26
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 1,344
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

Image



Davis Addition & Giles Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-520-0160-00	404 GILES AVE	06/02/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$66,300	40.30
BL2-520-0251-00	510 GILES AVE	12/11/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,300	39.19
BL2-520-0371-00	215 WHITE ST	07/30/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,600	47.22
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-520-0720-00	609 GILES ST	09/02/20	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,100	50.26
Totals:			\$902,000			\$902,000	\$381,700	
								42.32
								5.48

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$174,584	\$6,116	\$16,200	0.18	0.18	\$33,978	\$0.78	09B 2598/0920	
\$143,469	\$6,031	\$13,500	0.15	0.15	\$40,207	\$0.92	09B 2609-0380	
\$171,892	\$10,408	\$24,300	0.27	0.27	\$38,548	\$0.88	09B 2601/0814	
\$175,205	\$13,295	\$13,500	0.15	0.15	\$88,633	\$2.03	09B 2623-0303	
\$126,026	\$24,974	\$18,000	0.20	0.20	\$124,870	\$2.87	09B 2627-0100	
\$151,201	\$7,699	\$23,400	0.26	0.26	\$29,612	\$0.68	09B 2603/0713	
\$942,377	\$68,523	\$108,900	1.21	1.21	Average			
			Average					
			per Net Acre=>	56,630.58	per SqFt=>			
						\$1.30		

[illegible]

17

Neighborhoods Used: 07B.FAIRHAVEN

388 MT VERNON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-490-0160-00	12/08/2021 07B	401	275,000	35,853
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	76	239,147	231,316
				E.C.F. 1.034

No Image
on File

306 WOODMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-490-0290-00	06/25/2021 07B	401	265,000	36,846
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	69	228,154	252,695
				E.C.F. 0.903



484 N LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-490-0010-00	05/04/2021 07B	401	330,000	63,797
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMPORARY	55	266,203	290,775
				E.C.F. 0.915



302 WOODMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-490-0280-00	10/05/2020 07B	401	238,400	35,057
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMPORARY	68	203,343	189,159
				E.C.F. 1.075



MT VERNON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-490-0230-00	09/18/2020 07B	401	295,000	38,642
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMPORARY	79	256,358	256,733
				E.C.F. 0.999

No Image
on File

01/29/2023

ECF Analysis for: BLD - BLISSFIELD TOWNSHIP

Page: 3/3

06:42 AM

QB: Blissfield 2023

Neighborhoods Used: 07B.FAIRHAVEN

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

Single Family E.C.F. : 0.977 (5)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 07B - FAIRHAVEN

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.90 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-490-0010-00	484 N LANE ST	05/04/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,500	38.03
BL2-490-0160-00	388 MT VERNON DR	12/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,000	38.91
BL2-490-0230-00	323 MT VERNON DR	09/18/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,900	41.32
BL2-490-0280-00	302 WOODMONT ST	10/05/20	\$238,400	WD	03-ARM'S LENGTH	\$238,400	\$90,600	38.00
BL2-490-0290-00	306 WOODMONT ST	06/25/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,900	39.21
Totals:			\$1,403,400			\$1,403,400	\$548,900	
							Sale, Ratio =>	39.11
							Std. Dev. =>	1.35

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-490-0010-00	484 N LANE ST	05/04/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,500	38.03
BL2-490-0160-00	388 MT VERNON DR	12/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,000	38.91
BL2-490-0230-00	323 MT VERNON DR	09/18/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,900	41.32
BL2-490-0280-00	302 WOODMONT ST	10/05/20	\$238,400	WD	03-ARM'S LENGTH	\$238,400	\$90,600	38.00
BL2-490-0290-00	306 WOODMONT ST	06/25/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,900	39.21
Totals:			\$1,403,400			\$1,403,400	\$548,900	
							Sale, Ratio =>	39.11
							Std. Dev. =>	1.35

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$328,402	\$63,797	\$266,203	\$290,775	0.915	2,747	\$96.91	078	6.9655
\$246,351	\$35,853	\$239,147	\$231,316	1.034	2,067	\$115.70	078	4.8701
\$272,269	\$38,642	\$256,358	\$256,733	0.999	1,907	\$134.43	078	1.3389
\$207,192	\$35,057	\$203,343	\$189,159	1.075	1,625	\$125.13	078	8.9832
\$266,798	\$36,846	\$228,154	\$252,695	0.903	2,254	\$101.22	078	8.2266
\$1,321,012		\$1,193,205	\$1,220,678			\$114.68		0.7657
E.C.F. =>				0.977	Std. Deviation=>		0.074566	
Ave. E.C.F. =>				0.985	Ave. Variance=>		6.0769 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONTEMPORARY	\$45,450	FAIRHAVEN	401	55
CONVENTIONAL	\$25,250	FAIRHAVEN	401	76
CONTEMPORARY	\$22,220	FAIRHAVEN	401	79
CONTEMPORARY	\$25,250	FAIRHAVEN	401	68
CONVENTIONAL	\$24,240	FAIRHAVEN	401	69

6.168450655

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:35 AM

Parcel:	BL2-490-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CANTRELL, RYAN S & LINDSAY M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	484 N LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2618/0891	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	07B FAIRHAVEN
Mailing Address:	CANTRELL, RYAN S & LINDSAY M 484 N LANE ST BLISSFIELD MI 49228	Description:	LOTS 1 & 2 ALSO THAT PART OF LOTS 51 & 52 BEG AT SW COR LOT 2 RUNN TH S 87 DEG 38'E 110.03 FT TO SE COR LOT 2 TH S 58 DEG 31'E 139.53 FT TO SE COR LOT 1 TH S 1 DEG 19'W 67.91 FT TO NE COR LOT 53 TH N 57 DEG 25'W 269.82 FT TO ROB FAIRHAVEN ACRES

Most Recent Sale Information

Sold on 05/04/2021 for 330,000 by ENNIS, WILLIAM M & ALYCE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618/0891

Most Recent Permit Information

None Found

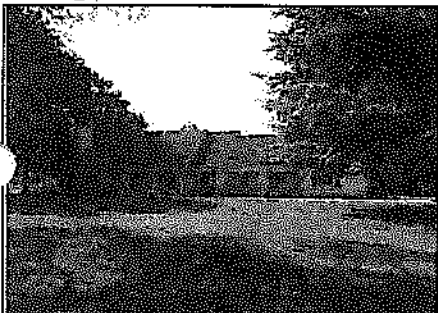
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	163,800	2022 Taxable:	163,800	Acreage:	1.05
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1971
Occupancy: Single Family
Class: BC
Style: CONTEMPORARY
Exterior: Brick/Siding
% Good (Physical): 55
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,747
Ground Area: 2,008
Garage Area: 720
Basement Area: 2,008
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:35 AM

Parcel:	BL2-490-0160-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUDSON, RICKY & RACHEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	388 MT VERNON DR BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2630-0720	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	07B FAIRHAVEN
Mailing Address:	HUDSON, RICKY & RACHEL 388 MT VERNON DR BLISSFIELD MI 49228	Description:	LOTS 16 FAIRHAVEN ACRES

Most Recent Sale Information

Sold on 12/08/2021 for 275,000 by GORDON, MONICA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2630-0720

Most Recent Permit Information

None Found

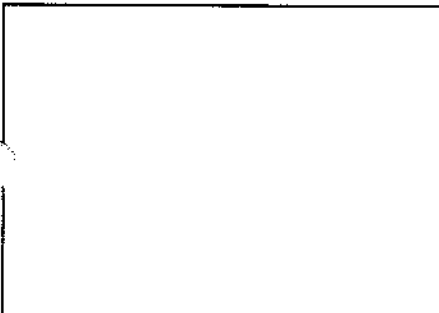
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	118,400	2022 Taxable:	118,400	Acreage:	0.50
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 2,067
Ground Area: 1,117
Garage Area: 483
Basement Area: 813
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:35 AM

Parcel:	BL2-490-0230-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCKELVEY, CASEY & SHANNON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	323 MT VERNON DR BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2604 0340	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	07B FAIRHAVEN

Mailing Address:	Description:
MCKELVEY, CASEY & SHANNON 323 MT VERNON DR BLISSFIELD MI 49228	LOT 23 FAIRHAVEN ACRES

Most Recent Sale Information

Sold on 09/18/2020 for 295,000 by DENECKER, LARRY G, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604 0340

Most Recent Permit Information

None Found

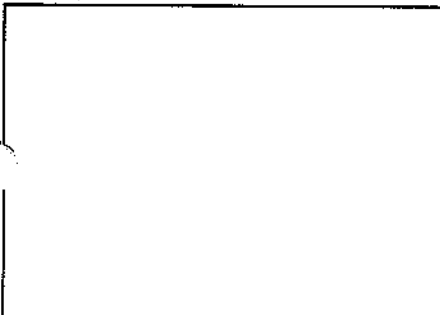
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	129,700	2022 Taxable:	121,790	Acreage:	0.44
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: C+10
Style: CONTEMPORARY
Exterior: Brick/Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,907
Ground Area: 1,587
Garage Area: 480
Basement Area: 1,587
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:35 AM

Parcel:	BL2-490-0280-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRAU, PATRICIA A REAL ESTATE TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	302 WOODMONT ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2605/0250	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	07B FAIRHAVEN

Mailing Address:	Description:
GRAU, PATRICIA A REAL ESTATE TRUST 25 SEMINOLE DR BRADENTON FL 34208	LOT 28 - FAIRHAVEN ACRES

Most Recent Sale Information

Sold on 10/05/2020 for 238,400 by ECKLES FAMILY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2605/0250

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	100,400	2022 Taxable:	93,589	Acreage:	0.50
Zoning:	R-1	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: 1989
Occupancy: Single Family
Class: C
Style: CONTEMPORARY
Exterior: Brick/Siding
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,625
Ground Area: 1,625
Garage Area: 634
Basement Area: 1,535
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:35 AM

Parcel:	BL2-490-0290-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARKS, DOUGLAS A & HEATHER K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	306 WOODMONT ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2621-0694	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	07B FAIRHAVEN
Mailing Address:	MARKS, DOUGLAS A & HEATHER K 306 WOODMONT ST BLISSFIELD MI 49228	Description:	LOT 29 - FAIRHAVEN ACRES

Most Recent Sale Information

Sold on 06/25/2021 for 265,000 by BANGERTER, WILLIAM D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2621-0694

Most Recent Permit Information

None Found

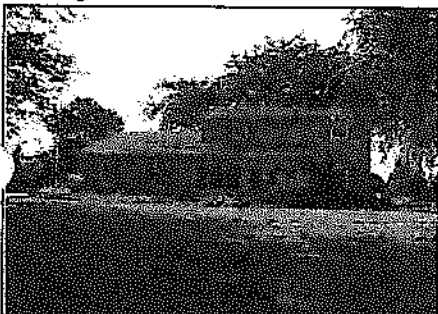
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	127,800	2022 Taxable:	127,800	Acreage:	0.48
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: C+10
Style: CONVENTIONAL
Exterior: Brick/Siding
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,254
Ground Area: 1,295
Garage Area: 528
Basement Area: 1,295
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:35 AM

Parcel:	BL2-490-0300-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	FAIRHAVEN ACRES LLC	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	FAIRHAVEN DR BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2521-765	Prev. Taxable Stat	TAXABLE
Split:	06/02/2014	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BL101 AGRICULTURAL ECF

Mailing Address:

FAIRHAVEN ACRES LLC
214 KINGSBERRY CT
BLISSFIELD MI 49228

Description:

LOTS 32-33-34-35-36-37-38-39-40 41-54-55-56-57-58-59-60-61-62-64 FAIRHAVEN ACRES
SPLIT ON 06/02/2014 INTO BL2-490-0310-00 (LOT 31)

Most Recent Sale Information

Sold on 01/05/2016 for 1 by CRIST, RONALD L & CAROL

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2521-765

Most Recent Permit Information

None Found

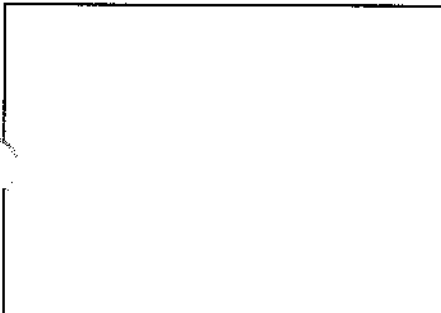
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	46,700	2022 Taxable:	46,700	Acreage:	9.76
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-490-0010-00	484 N LANE ST	05/04/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,500	38.03
BL2-490-0160-00	388 MT VERNON DR	12/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,000	38.91
BL2-490-0200-00	324 MT VERNON DR	08/19/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$116,300	42.29
BL2-490-0230-00	323 MT VERNON DR	09/18/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,900	41.32
BL2-490-0250-00	357 MT VERNON DR	05/08/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,800	45.52
BL2-490-0280-00	302 WOODMONT ST	10/05/20	\$238,400	WD	03-ARM'S LENGTH	\$238,400	\$90,600	38.00
BL2-490-0290-00	306 WOODMONT ST	06/25/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,900	39.21
BL2-490-0480-00	409 FAIRHAVEN DR	01/29/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$197,900	54.97
Totals:			\$2,288,400			\$2,288,400	\$976,900	
							Sale. Ratio =>	42.69
							Std. Dev. =>	5.73

\$976,900

42.69
5.73

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$347,952	\$47,048	\$65,000	1.05	1.05	\$44,808	\$1.03	07B 2618/0891	
\$253,601	\$53,899	\$32,500	0.50	0.50	\$107,798	\$2.47	07B 2630-0720	
\$294,362	\$9,888	\$29,250	0.45	0.45	\$21,973	\$0.50	07B 2604/0723	
\$278,649	\$44,951	\$28,600	0.44	0.44	\$102,161	\$2.35	07B 2604 0340	
\$261,854	\$14,146	\$26,000	0.40	0.40	\$35,365	\$0.81	07B 2598/0060	
\$214,442	\$56,458	\$32,500	0.50	0.50	\$112,916	\$2.59	07B 2605/0250	
\$273,758	\$22,442	\$31,200	0.48	0.48	\$46,754	\$1.07	07B 2621-0694	
\$408,915	\$28,785	\$77,700	1.68	0.78	\$17,134	\$0.39	07B 2611/0969	
\$2,333,533	\$277,617	\$322,750	5.50	4.60				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		50,475.82		per SqFt=>		
						\$1.16		

Other Parcels in Sale			Land Table	Class
			FAIRHAVEN	401
			FAIRHAVEN	401
			FAIRHAVEN	401
			FAIRHAVEN	401
			FAIRHAVEN	401
			FAIRHAVEN	401
			FAIRHAVEN	401
BL2-490-0500-00			FAIRHAVEN	401

18

01/21/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

09:03 AM

DB: Blissfield-2023

Neighborhoods Used: 05B, FITCH DEWEYS ADDITION

316 PEARL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-470-0231-00	01/24/2022 05B	401	132,000	24,610
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	107,390	133,011
				E.C.F.
				0.807



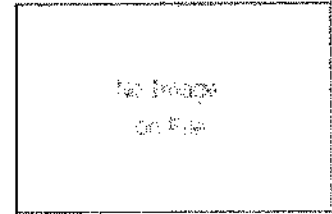
304 PEARL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-470-0280-00	03/01/2021 05B	401	185,000	25,958
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	159,042	153,748
				E.C.F.
				1.034



109 UNION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-470-0050-00	09/21/2020 05B	401	155,000	22,470
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	57	129,118	130,152
				E.C.F.
				0.992
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3412	3439	0.992	



09:03 AM

DB: Blisefield 2023

Neighborhoods Used: 05B.FITCH DEWEYS ADDITION

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

Single Family E.C.F.	: 0.949 (3)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 0.992 (1)
Commercial E.C.F.	: 1.000 (0)

<<<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 05B - FITCH DEWEYS ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.60

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max: # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Fitch Deweys Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
B/L2-470-0050-00	109 UNION ST	09/21/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,600	39.10	\$150,855
B/L2-470-0231-00	316 PEARL ST	04/24/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$65,200	49.39	\$152,301
B/L2-470-0280-00	304 PEARL ST	03/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,400	37.51	\$173,556
Totals:			\$472,000			\$472,000	\$195,200		\$476,712
							Sale Ratio =>	41.36	
							Std. Dev. =>	6.45	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$22,470	\$132,530	\$133,591	0.992	1,568	\$84.52	058	4.7436	CONVENTIONAL
\$24,610	\$107,390	\$133,011	0.807	1,456	\$73.76	058	13.7248	CONVENTIONAL
\$25,958	\$159,042	\$153,748	1.034	1,842	\$86.34	058	8.9812	CONVENTIONAL
\$398,962	\$420,350				\$81.54		0.4496	
E.C.F. =>	0.949				Std. Deviation=>	0.12073358		
Ave. E.C.F. =>	0.945				Ave. Variance=>	9.1498	Coefficient of Var=>	9.686242847

Land Value	Land Table	Property Class	Building	Depr.
\$22,470	FITCH DEWEY ADD	401		57
\$20,250	FITCH DEWEY ADD	401		60
\$25,958	FITCH DEWEY ADD	401		60

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 9:06 AM

Parcel:	BL2-470-0050-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROSE, LAWRENCE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	109 UNION ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2604 0434	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	05B FITCH DEWEYS ADDITION
Mailing Address:	ROSE, LAWRENCE 109 UNION ST BLISSFIELD MI 49228	Description:	LOT 5 FITCH DEWEYS ADD.

Most Recent Sale Information

Sold on 09/21/2020 for 155,000 by MC KELVEY, SHANNON E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604 0434

Most Recent Permit Information

None Found

Physical Property Characteristics

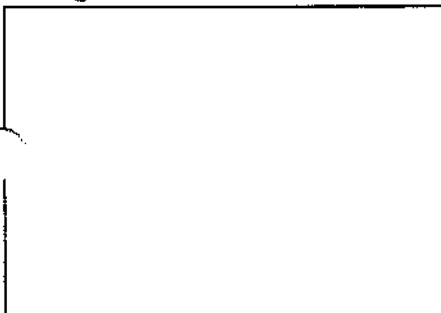
2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	66 X 136 X 66 X 136
2022 S.E.V.:	71,500	2022 Taxable:	62,496	Acreage:	0.21
 zoning:	R-2	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	136.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 57
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,568
Ground Area: 896
Garage Area: 576
Basement Area: 896
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 9:06 AM

Parcel:	BL2-470-0231-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHELDON JOSEPH J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	316 PEARL ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2633-0084	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	05B FITCH DEWEYS ADDITION
Mailing Address:	SHELDON JOSEPH J 316 PEARL ST BLISSFIELD MI 49228	Description:	LOT 23 EX THE N 12 FT FITCH DEWEYS ADD.

Most Recent Sale Information

Sold on 01/24/2022 for 132,000 by SCHMUCKER, TIMOTHY J & VICKI.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2633-0084

Most Recent Permit Information

None Found

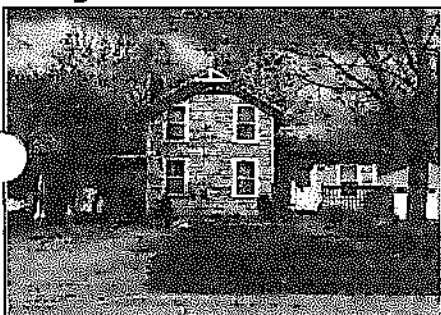
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	54 X 165 X 54 X 165
2022 S.E.V.:	75,800	2022 Taxable:	55,906	Acreage:	0.21
Toning:	R-2	Land Value:	Tentative	Frontage:	54.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 1870
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,456
Ground Area: 932
Garage Area: 0
Basement Area: 624
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 9:06 AM

Parcel:	BL2-470-0280-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STAUCH, JENNA R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	304 PEARL ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2613/0713	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLD BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	05B FITCH DEWEYS ADDITION
Mailing Address:	STAUCH, JENNA R 304 PEARL ST BLISSFIELD MI 49228	Description:	LOT 28 ALSO A STRIP OF LD 1 RD WIDE LYING W & ADJ TO SD LOT FITCH DEWEYS ADD

Most Recent Sale Information

Sold on 03/01/2021 for 185,000 by BALLOR-COOPSHAW, SHELLEY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2613/0713

Most Recent Permit Information

None Found

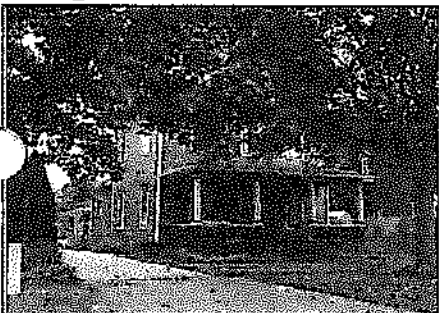
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	66 X 181.5 X 66 X 181
2022 S.E.V.:	82,300	2022 Taxable:	82,300	Acreage:	0.28
 zoning:	R-2	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	181.5

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,842
Ground Area: 1,194
Garage Area: 516
Basement Area: 1,194
Basement Walls:
Estimated TCV: Tentative

Image



Fitch Deweys Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-470-0050-00	109 UNION ST	09/21/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,600	39.10	\$152,353
BL2-470-0232-00	314 PEARL ST	08/04/21	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$17,800	59.33	\$46,653
BL2-470-0280-00	304 PEARL ST	03/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,400	37.51	\$175,287
Totals:			\$370,000			\$370,000	\$147,800		\$374,293
							Sale. Ratio =>	39.95	
							Std. Dev. =>	12.17	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$26,615	\$23,968	59.9	136.0	0.21	0.21	\$444	\$129,199	\$2.97	66.00
\$1,347	\$18,000	45.0	165.0	0.17	0.17	\$30	\$7,924	\$0.18	45.00
\$37,402	\$27,689	69.2	181.5	0.28	0.28	\$540	\$136,007	\$3.12	66.00
\$65,364	\$69,657	174.1		0.65	0.65				
Average									
per FF=>		\$375			per Net Acre=>	100,405.53		Average	
								per SqFt=>	\$2.30

ECF Area	Libar/Page	Land Table	Class	Rate Group 1
05B	2604 0434	FITCH DEWEY ADD	401	FITCH DEWEY
05B	2623-0794	FITCH DEWEY ADD	401	FITCH DEWEY
05B	2613/0713	FITCH DEWEY ADD	401	FITCH DEWEY

19

08:49 AM

DB: Blissfield 2023

Neighborhoods Used: 0B7 - ASSESSOR'S PLAT #1 BL, 0B8 - GEORGE FEEBACK'S ADDITION

411 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-1020-00	03/31/2022 0B7	401	277,900	34,768
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	243,132	220,864
				E.C.F. 1.101



304 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-1080-00	03/26/2022 0B7	401	337,000	36,673
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	63	300,327	314,418
				E.C.F. 0.955



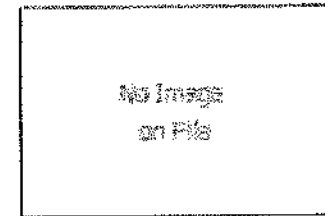
219 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0020-00	03/08/2022 0B7	401	140,000	18,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	65	121,411	116,247
				E.C.F. 1.044



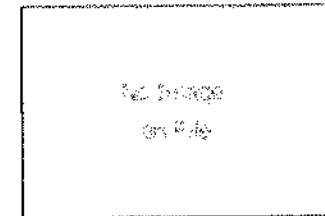
517 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0850-00	12/28/2021 0B7	401	135,000	12,340
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	62	122,660	105,686
				E.C.F. 1.161



E JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0260-00	11/18/2021 0B7	401	150,000	7,140
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	50	142,860	95,462
				E.C.F. 1.497



406 E JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-500-0211-00	04/27/2021 0B8	401	162,000	19,780
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	82	142,220	165,751
				E.C.F. 0.858



216 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0040-00	12/22/2020 0B7	401	87,000	9,240
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	59	77,760	114,463
				E.C.F. 0.679



330 E JEFFERSON ST

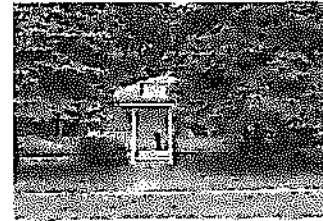
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0370-00	12/01/2020 0B7	401	147,900	12,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	78	135,300	165,656
				E.C.F. 0.817



Neighborhoods Used: 0B7 - ASSESSOR'S PLAT #1 BL, 08B - GEORGE FREEBACK'S ADDITION

512 JIPSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0794-00	11/30/2020 0B7	401	80,000	13,860
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	57	66,140	66,493
				E.C.F.
				0.995



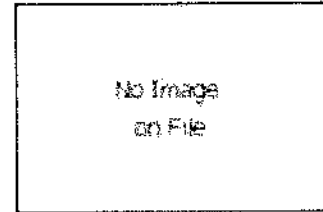
507 DEPOT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-610-0090-00	10/22/2020 0B7	401	85,000	9,602
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	75,398	89,085
				E.C.F.
				0.846



323 E JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0340-00	09/24/2020 0B7	401	167,900	33,180
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	55	134,720	143,451
				E.C.F.
				0.939



310 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0120-00	08/25/2020 0B7	401	122,750	13,673
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	109,077	139,750
				E.C.F.
				0.781



KING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0190-00	08/25/2020 0B7	401	138,900	10,656
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	128,244	178,429
				E.C.F.
				0.719



414 JIPSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-610-0070-00	07/29/2020 0B7	401	141,000	21,045
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	119,955	150,090
				E.C.F.
				0.799



302 E ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0080-00	07/06/2020 0B7	401	120,000	9,240
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	78	110,760	121,076
				E.C.F.
				0.915



603 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-300-0830-00	06/26/2020 0B7	401	162,000	21,008
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	83	140,992	186,726
				E.C.F.
				0.755



Neighborhoods Used: 0B7 - ASSESSOR'S PLAT #1 BL, 08B - GEORGE FEEBACK'S ADDITION

	Economic Condition Factor Estimates (# of data points)					
	<<<<<<					>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	0.803(2)	0.858(2)	0.871(5)	0.856(4)	1.497(1)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.101(1)	1.000(0)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.000(0)	0.955(1)	1.000(0)	1.000(0)

08:50 AM

DR: Blissfield 2023

Neighborhoods Used: 0B7 - ASSESSOR'S PLAT #1 BL, 08B - GEORGE FEEBACK'S ADDITION

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

Single Family E.C.F.	: 0.915 (16)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 0B7 - ASSESSOR'S PLAT #1 BL, 08B - GEORGE FEEBACK'S ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.62

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural) : 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

George Feedback Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-300-0020-00	219 E ADRIAN ST	03/08/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57
BL2-300-0040-00	216 E ADRIAN ST	12/22/20	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$26,500	30.46
BL2-300-0080-00	302 E ADRIAN ST	07/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,500	29.58
BL2-300-0120-00	310 E ADRIAN ST	08/25/20	\$122,750	WD	03-ARM'S LENGTH	\$122,750	\$53,300	43.42
BL2-300-0260-00	303 E JEFFERSON ST	11/18/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,500	27.00
BL2-300-0340-00	323 E JEFFERSON ST	09/24/20	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$71,800	42.76
BL2-300-0370-00	330 E JEFFERSON ST	12/01/20	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$48,000	32.45
BL2-300-0794-00	512 JIPSON ST	11/30/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,800	39.75
BL2-300-0830-00	603 S LANE ST	06/26/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$64,000	39.51
BL2-300-0850-00	517 S LANE ST	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48
BL2-300-0950-00	106 KING ST	08/25/20	\$138,900	WD	03-ARM'S LENGTH	\$138,900	\$62,200	44.78
BL2-300-1080-00	304 S LANE ST	03/26/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,500	40.50
BL2-500-0211-00	406 E JEFFERSON ST	04/27/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,900	48.70
BL2-610-0070-00	414 JIPSON ST	07/29/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$46,400	32.91
BL2-610-0090-00	507 DEPOT ST	10/22/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900	43.41
Totals:			\$2,176,450			\$2,176,450	\$823,000	

Sale. Ratio => 37.81
Std. Dev. => 6.63

Due to lack of sales in George Feedback Addition neighborhood, analysis includes Assessor Plat #1 sales as all of these sales are on the same street in the same section of the Village.
2023 ECF: 0.896

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$123,095	\$18,589	\$121,411	\$116,247	1.044	1,284	\$94.56	0B7	12.7129
\$112,142	\$9,240	\$77,760	\$114,463	0.679	1,538	\$50.56	0B7	23.7946
\$118,087	\$9,240	\$110,760	\$121,076	0.915	1,008	\$109.88	0B7	0.2494
\$139,308	\$13,673	\$109,077	\$139,750	0.781	1,322	\$82.51	0B7	13.6777
\$92,960	\$7,140	\$142,860	\$95,462	1.497	1,480	\$96.53	0B7	57.9224
\$162,142	\$33,180	\$134,720	\$143,451	0.939	1,732	\$77.78	0B7	2.1845
\$161,525	\$12,600	\$135,300	\$165,656	0.817	1,308	\$103.44	0B7	10.0543
\$73,637	\$13,860	\$66,140	\$66,493	0.995	768	\$86.12	0B7	7.7401
\$188,875	\$21,008	\$140,992	\$186,726	0.755	1,340	\$105.22	0B7	16.2221
\$107,352	\$12,340	\$122,660	\$105,686	1.161	872	\$140.67	0B7	24.3310
\$171,064	\$10,656	\$128,244	\$178,429	0.719	1,660	\$77.26	0B7	19.8556
\$319,335	\$36,673	\$300,327	\$314,418	0.955	3,466	\$86.65	0B7	3.7889
\$154,038	\$19,780	\$142,220	\$165,751	0.858	1,395	\$101.95	0B8	5.9258
\$155,976	\$21,045	\$119,955	\$150,090	0.799	1,260	\$95.20	0B7	11.8074
\$89,689	\$9,602	\$75,398	\$89,085	0.846	1,001	\$75.32	0B7	7.0929
\$2,169,225		\$1,927,824	\$2,152,782			\$92.24		2.1790
E.C.F. =>				0.896	Std. Deviation=>		0.20570973	
Ave. E.C.F. =>				0.917	Ave. Variance=>		14.4906 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$16,380	ASSESSOR'S PLAT #1	401	65
CONVENTIONAL	\$9,240	ASSESSOR'S PLAT #1	401	59
CONVENTIONAL	\$9,240	ASSESSOR'S PLAT #1	401	78
CONVENTIONAL	\$6,720	ASSESSOR'S PLAT #1	401	61
CONVENTIONAL	\$7,140	ASSESSOR'S PLAT #1	401	50
CONVENTIONAL	\$33,180	ASSESSOR'S PLAT #1	401	55
CONVENTIONAL	\$12,600	ASSESSOR'S PLAT #1	401	78
CONVENTIONAL	\$13,860	ASSESSOR'S PLAT #1	401	57
CONVENTIONAL	\$11,340	ASSESSOR'S PLAT #1	401	83
CONVENTIONAL	\$11,340	ASSESSOR'S PLAT #1	401	62
CONVENTIONAL	\$5,460	ASSESSOR'S PLAT #1	401	68
TWO STORY	\$18,480	ASSESSOR'S PLAT #1	401	63
CONVENTIONAL	\$19,780	GEORGE FEEBACK'S ADDITION	401	82
CONVENTIONAL	\$12,096	ASSESSOR'S PLAT #1	401	68
CONVENTIONAL	\$7,980	ASSESSOR'S PLAT #1	401	60

15.79716356

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:54 AM

Parcel:	BL2-500-0211-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PAYNE, SPENCER J & WEISS REBECCA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	406 E JEFFERSON ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2619/0096	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	08B GEORGE FEEBACK'S ADDITION
Mailing Address:	Description: PT OF LOTS 22,23,27 GEO FEEBACK'S ADD TO VILL OF BLISSFIELD BEG 120 FT N 86 DEG 54' E FROM INTERSECTION OF S LI OF JEFFERSON ST WITH TH E LI OF JIPSON ST TH N 86 DEG 54' E 98.50 FT TH S 1 DEG 39'23" E 202.62 FT TH S 88 DEG 13' W 53.5 FT TH N 1 DEG 38'57" W 135.39 FT TH S 86 DEG 54' W 45 FT TH N 1 DEG 40' W 66 FT TO POB ALSO ALL THAT PRT LOTS 22,27 DESC AS COMM 218.5 FT N 86 DEG 54' E FROM INTERSECTION OF S LI OF JEFFERSON ST WITH E LI OF JIPSON ST RUNN TH N 86 DEG 54' E 29.02 FT TH S 2 DEG 19' E 203.62 FT TH S 88 DEG 13' W 30.64 FT TH N 1 DEG 39'23" W 202.62 FT TO POB		

Most Recent Sale Information

Sold on 04/27/2021 for 162,000 by SHIELDS, JOHNNIE D & DEBRA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2619/0096

Most Recent Permit Information

Permit PE190055 on 09/18/2019 for \$0 category Electrical.

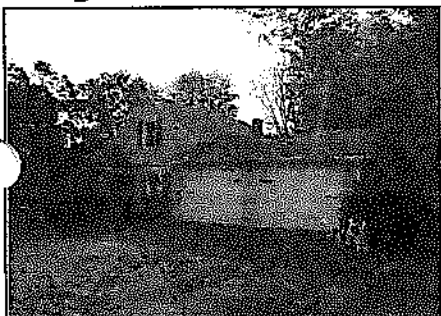
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,400	2022 Taxable:	80,400	Acreage:	0.46
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,395
Ground Area: 1,020
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TAYLOR, JON P	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	219 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2635-0221	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	TAYLOR, JON P 219 E ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 2 ASSESSORS PLAT NO 1 VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 03/08/2022 for 140,000 by LABUDDA, TAMMY K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2635-0221

Most Recent Permit Information

Permit 17-0091 on 11/16/2017 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	42,600	2022 Taxable:	40,431	Acreage:	0.39
Zoning:	C-3	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
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: 1,284
Ground Area: 976
Garage Area: 520
Basement Area: 976
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0040-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HENSLEY, PAUL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	216 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2649-0012	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	HENSLEY, PAUL 216 E ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 4 ASSESSOR'S PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 12/20/2022 for 135,000 by PERRY, VICKI.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2649-0012

Most Recent Permit Information

Permit 17-0046 on 07/03/2017 for \$0 category REMODEL.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	50,900	2022 Taxable:	29,853	Acreage:	0.22
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1. Half Baths: 0
Floor Area: 1,538
Ground Area: 938
Garage Area: 484
Basement Area: 938
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VIVIAN, MARC M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	302 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2600/0378	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	VIVIAN, MARC M 302 E ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 8 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 07/06/2020 for 120,000 by STEELE, CARLA

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2600/0378

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	53,300	2022 Taxable:	52,683	Acreage:	0.22
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,008
Ground Area: 816
Garage Area: 360
Basement Area: 816
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0120-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HAYWARD, GLENN & MARGARET (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	310 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2640-0734	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	HAYWARD, GLENN & MARGARET (LE) 310 E ADRIAN ST BLISSFIELD MI 49228	Description:	LOT 12 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 06/06/2022 for 0 by HAYWARD GLENN R & MARGARET A.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 2640-0734

Most Recent Permit Information

None Found

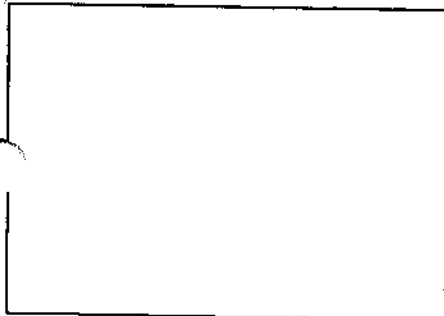
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,500	2022 Taxable:	60,947	Acreage:	0.16
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,322
Ground Area: 1,322
Garage Area: 280
Basement Area: 1,322
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0260-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FOREMAN, TIFFANY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	303 E JEFFERSON ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2629-0941	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	FOREMAN, TIFFANY 303 E JEFFERSON ST BLISSFIELD MI 49228	Description:	LOT 26 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 11/18/2021 for 150,000 by PACAK, TANYA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-0941

Most Recent Permit Information

None Found

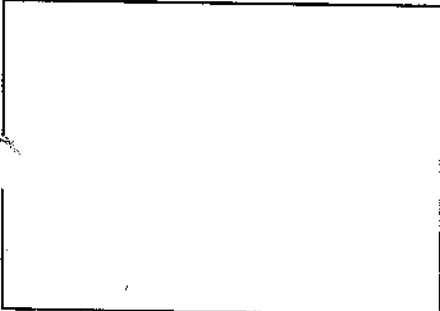
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	42,200	2022 Taxable:	42,200	Acreage:	0.17
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1870
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,480
Ground Area: 1,024
Garage Area: 480
Basement Area: 1,024
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0340-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WIELFAERT, AMY & AARON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	323 E JEFFERSON ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2604/0698	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, Hlgh, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL

Mailing Address:

WIELFAERT, AMY & AARON
323 E JEFFERSON ST
BLISSFIELD MI 49228

Description:

ALL THAT PART OF LOTS 8 AND 9 ROSE HILL ADD TO BLISS VILL AND LOT 34 ASSESSORS PLAT NO 1 VILL OF BLISS BEG AT SW COR LOT 8 TH N 17°16'E 174 FT TH N 84°41'E 64.57 FT TH N 17°08'E 45.98 FT TH S 87°02'W 133 FT TH S 37.62 FT TH S 23°06'W 154.39 FT TO SW COR LOT 34 TH S 65°01'E 70 FT TO POB ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 09/24/2020 for 167,900 by WHEELER, D JASON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604/0698

Most Recent Permit Information

Permit PB180047 on 08/20/2018 for \$5,000 category Deck/Pool.

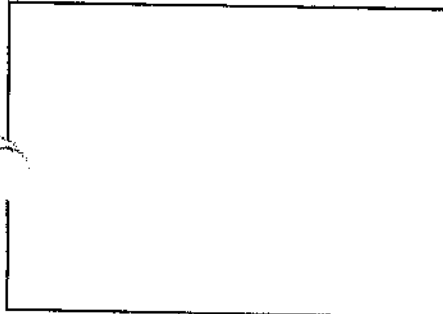
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	77,300	2022 Taxable:	77,300	Acreage:	0.79
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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: CONVENTIONAL
Exterior:
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,732
Ground Area: 1,018
Garage Area: 240
Basement Area: 1,018
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0370-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GILL, BRIAN K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	330 E JEFFERSON ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL.
Mailing Address:	GILL, BRIAN K 330 E JEFFERSON ST BLISSFIELD MI 49228	Description:	LOT 37 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD.

Most Recent Sale Information

Sold on 12/01/2020 for 147,900 by GUNNER, LAUREN A, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	72,900	2022 Taxable:	72,000	Acreage:	0.30
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,308
Ground Area: 944
Garage Area: 540
Basement Area: 944
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0794-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JACKS, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	512 JIPSON ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2608-0489	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	JACKS, ROBERT 1118 2ND AVE GALLIPOLIS OH 45631	Description:	THAT PART OF LOT 79 COMM IN WLY LI OF JIPSON ST AT A PT LOC 158 FT S 29 DEG 45'W FROM NE COR OF LOT 79 AND RUNN TH S 29 DEG 45'W ALG E'LY LI OF LOT 79 71.5 FT TH N 74 DEG 45'W 201.8 FT TH N 25 DEG 42'E 69.64 FT TH S 74 DEG 58'E 207 FT TO POB ASSESSOR'S PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 11/30/2020 for 80,000 by GARNO FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2608-0489

Most Recent Permit Information

None Found

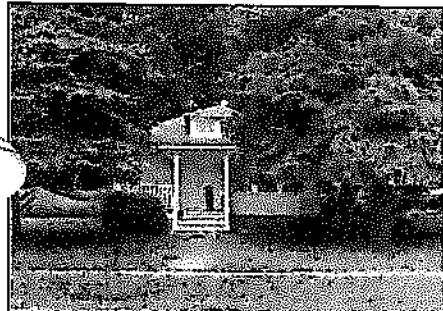
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	34,900	2022 Taxable:	34,900	Acreage:	0.33
Zoning:	R-2	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: 1919
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 57
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 0
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0830-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MYERS, RICHARD II	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	603 S LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2599/0894	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	MYERS, RICHARD II 603 S LANE ST BLISSFIELD MI 49228	Description:	LOT 83 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 06/26/2020 for 162,000 by MARTINEZ, ESTILL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2599/0894

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	84,800	2022 Taxable:	83,053	Acreage:	0.27
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,340
Ground Area: 1,013
Garage Area: 552
Basement Area: 540
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0850-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOHNSON, GEWN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	517 S LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2631-0837	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	JOHNSON, GEWN 7951 WADDING DR ONSTED MI 49265	Description:	LOT 85 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 12/28/2021 for 135,000 by TODD, CASSANDRA K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-0837

Most Recent Permit Information

None Found

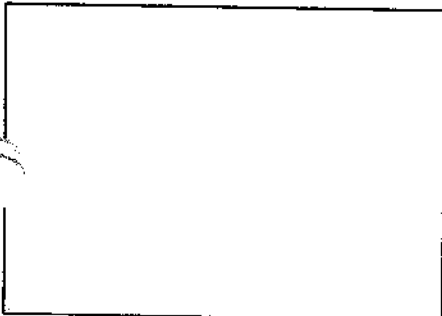
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	49,200	2022 Taxable:	49,200	Acreage:	0.27
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: C+10
Style: CONVENTIONAL
Exterior: Wood Siding
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 872
Ground Area: 872
Garage Area: 252
Basement Area: 872
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-0950-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LUZIER, MARCUS & MALINDA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	106 KING ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	LUZIER, MARCUS & MALINDA 106 KING ST BLISSFIELD MI 49228	Description:	LOT 95 ASSESSORS PLAT NO 1 VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 08/25/2020 for 138,900 by HINE, AMBER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	76,000	2022 Taxable:	73,136	Acreage:	0.13
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,660
Ground Area: 1,390
Garage Area: 352
Basement Area: 1,390
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-1020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KAUFFMAN, JEFFREY A & JILL A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	411 S LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2638-0107	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL

Mailing Address:

KAUFFMAN, JEFFREY A & JILL A
411 S LANE ST
BLISSFIELD MI 49228

Description:

LOT 102 ASSESSORS PLAT NO 1 OF THE VILL OF BLISSFIELD ALSO LD DES AS COMM AT THE SW'ERLY COR OF LD NOW OR FORMERLY OWNED BY PETER FISHER RUNN TH E'ERLY ALG THE S'ERLY LI OF SD FISHER'S LD 10 1/3 RDS TH S'ERLY AT RIGHT ANGLES TO THE LAST NAMED LI 5 RDS & 10 FT TO LD FORMERLY OWNED BY EDWIN YOUNGS & SARAH L YOUNGS TH WESTERLY PARALLEL WITH THE FIRST MENTIONED LI 10 1/3 RDS TO THE E'ERLY LI OF LANE ST TH N'ERLY ALG THE E'ERLY LI OF LANE ST 5 RDS & 10 FT TO THE POB EXC THEREFROM A STRIP OF LD 8 FT & 3 INCHES IN WIDTH OFF THE S LIDE OF LANDS ABOVE DESC & SOLD TO EDWIN YOUNGS & SARAH L YOUNGS BEING THE SAME LAND HERETOFORE CONVEYED IN 2 PARCELS BY MARY EARLES TO MERRICK WING

Most Recent Sale Information

Sold on 03/31/2022 for 277,900 by BROWN, KAY L, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2638-0107

Most Recent Permit Information

Permit 15-0005 on 04/09/2015 for \$0 category DECK/PORCH.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	83,000	2022 Taxable:	73,166	Acreage:	0.33
Zoning:	R-2	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: 1946
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,844
Ground Area: 1,844
Garage Area: 864
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-300-1080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GARLICK, ADAM & LEIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	304 S LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2639-0005	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	087 ASSESSOR'S PLAT #1 BL
Mailing Address:	Description:		
GARLICK, ADAM & LEIA	LOT 108 ASSESSORS PLAT NO 1 OF THE VILL OF BLISSFIELD		
304 S LANE ST			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 03/26/2022 for 337,000 by MONTEY, PAUL D & GRETCHEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2639-0005

Most Recent Permit Information

Permit PB210022 on 05/05/2021 for \$23,196 category Res. Add/Alter/Repair.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	143,700	2022 Taxable:	141,004	Acreage:	0.44
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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:
% Good (Physical): 63
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 6
Full Baths: 2 Half Baths: 1
Floor Area: 3,466
Ground Area: 1,733
Garage Area: 1,344
Basement Area: 1,673
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-610-0070-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GLASS, HALIE S & TANNER A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	414 JIPSON ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2646-0243	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	GLASS, HALIE S & TANNER A 414 JIPSON ST BLISSFIELD MI 49228	Description:	THAT PART OF LOTS 6 & 7 LYING S'LY OF A LI DRAWN FROM A PT IN W'LY LI OF LOT 6 WHICH PT IS 13 FT N'LY FROM SW COR LOT 6 TO A PT IN E'LY LI OF LOT 7 WHICH PT IS 8 FT S FROM NE COR LOT 7 - LANES ADDITION TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 10/11/2022 for 190,000 by HANDY, TANNER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2646-0243

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	70,700	2022 Taxable:	70,140	Acreage:	0.29
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,260
Ground Area: 840
Garage Area: 584
Basement Area: 840
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 5:06 AM

Parcel:	BL2-610-0090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PICKARD, TIMOTHY P & JANET S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	507 DEPOT ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2606-0526	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B7 ASSESSOR'S PLAT #1 BL
Mailing Address:	PICKARD, TIMOTHY P & JANET S 507 DEPOT ST BLISSFIELD MI 49228	Description:	LOT 9 LANES ADDITION TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 10/22/2020 for 85,000 by WOLVERTON, ROBERT & MARY ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2606-0526

Most Recent Permit Information

Permit PM210036 on 11/04/2021 for \$0 category Mechanical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	40,000	2022 Taxable:	39,977	Acreage:	0.19
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,001
Ground Area: 572
Garage Area: 288
Basement Area: 572
Basement Walls:
Estimated TCV: Tentative

Image



George Feedback Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-300-0020-00	219 E ADRIAN ST	03/08/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57
BL2-300-0080-00	302 E ADRIAN ST	07/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,500	29.58
BL2-300-0260-00	303 E JEFFERSON ST	11/18/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,500	27.00
BL2-300-0340-00	323 E JEFFERSON ST	09/24/20	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$71,800	42.76
BL2-300-0370-00	330 E JEFFERSON ST	12/01/20	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$48,000	32.45
BL2-300-0780-00	520 JIPSON ST	08/13/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$48,800	27.73
BL2-300-0794-00	512 JIPSON ST	11/30/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,800	39.75
BL2-300-0850-00	517 S LANE ST	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48
BL2-300-1080-00	304 S LANE ST	03/26/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,500	40.50
BL2-610-0070-00	414 JIPSON ST	07/29/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$46,400	32.91
BL2-610-0090-00	507 DEPOT ST	10/22/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900	43.41
BL2-500-0211-00	406 E JEFFERSON ST	04/27/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,900	48.70
Totals:			\$1,841,800			\$1,841,800	\$665,800	

Sale. Ratio =>

36.15

Std. Dev. =>

6.00

Due to lack of sales in George Feedback Addition neighborhood, analysis includes Assessor Plat #1 sales as all of these sales are on the same street in the same section of the Village.

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$121,494	\$38,981	\$20,475	0.39	0.39	\$99,951	\$2.29	OB7	2635-0221
\$114,465	\$17,085	\$11,550	0.22	0.22	\$77,659	\$1.78	OB7	2600/0378
\$90,068	\$68,857	\$8,925	0.17	0.17	\$405,041	\$9.30	OB7	2629-0941
\$163,408	\$45,967	\$41,475	0.79	0.79	\$58,186	\$1.34	OB7	2604/0698
\$156,558	\$7,092	\$15,750	0.30	0.30	\$23,640	\$0.54	OB7	
\$232,374	\$12,576	\$68,950	4.29	4.29	\$2,931	\$0.07	OB7	2602-0189
\$73,844	\$23,481	\$17,325	0.33	0.33	\$71,155	\$1.63	OB7	2608-0489
\$105,008	\$44,167	\$14,175	0.27	0.27	\$163,581	\$3.76	OB7	2631-0837
\$308,548	\$51,552	\$23,100	0.44	0.44	\$117,164	\$2.69	OB7	2639-0005
\$151,646	\$4,474	\$15,120	0.29	0.29	\$15,535	\$0.36	OB7	2601/0491
\$87,318	\$7,657	\$9,975	0.19	0.19	\$40,300	\$0.93	OB7	2606-0526
\$171,058	\$27,742	\$36,800	0.46	0.46	\$60,309	\$1.38	OB8	2619/0096
\$1,775,789	\$349,631	\$283,620	8.14	8.14				
Average			Average		Average		Average	
per Net Acre=>			42,962.77		per SqFt=>		\$0.99	

Other Parcels in Sale	Land Table	Class
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
BL2-300-0785-00	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	ASSESSOR'S PLAT #1	401
	GEORGE FEEBACK'S AD	401

20

08:11 AM

Neighborhoods Used: 06B - DAVIS ADDITION, 09B - GILE'S ADDITION

503 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0580-00	10/04/2021 09B	401	133,000	11,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	58	121,680	110,231
				E.C.F. 1.104



407 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0421-00	07/23/2021 09B	401	175,000	17,222
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	157,778	156,096
				E.C.F. 1.011



307 GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0312-00	06/08/2021 09B	401	160,100	23,547
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	79	136,553	135,931
				E.C.F. 1.005



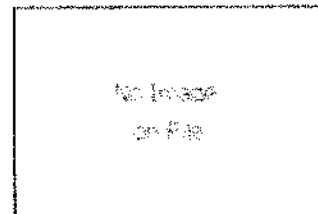
510 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0251-00	12/11/2020 09B	401	136,000	11,882
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	63	124,118	129,160
				E.C.F. 0.961



GILES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0720-00	09/02/2020 09B	401	135,500	17,040
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	50	118,460	128,038
				E.C.F. 0.925



215 WHITE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0371-00	07/30/2020 09B	401	158,000	15,282
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	142,718	150,604
				E.C.F. 0.948



404 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-520-0160-00	06/02/2020 09B	401	164,500	10,188
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	154,312	161,616
				E.C.F. 0.955



Neighborhoods Used: 06B - DAVIS ADDITION, 09B - GILE'S ADDITION

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

Single Family E.C.F.	: 0.984 (7)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 06B - DAVIS ADDITION, 09B - GILE'S ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.70

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Davis Addition & Giles Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Insti.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-520-0160-00	404 GILES AVE	06/02/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$66,300	40.30
BL2-520-0251-00	510 GILES AVE	12/11/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,300	39.19
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86
BL2-520-0371-00	215 WHITE ST	07/30/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,600	47.22
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-520-0720-00	609 GILES ST	09/02/20	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,100	50.26
Totals:			\$1,062,100			\$1,062,100	\$426,300	

Sale. Ratio =>

40.14

Std. Dev. =>

7.49

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$168,644	\$10,260	\$154,240	\$161,616	0.954	1,672	\$92.25	098	3.1992
\$138,519	\$11,942	\$124,058	\$129,160	0.960	1,067	\$116.27	098	2.5854
\$156,737	\$23,623	\$136,477	\$135,831	1.005	1,225	\$111.41	098	1.8408
\$162,982	\$15,390	\$142,610	\$150,604	0.947	1,524	\$93.58	098	3.9431
\$170,255	\$17,282	\$157,718	\$156,095	1.010	2,160	\$73.02	098	2.4047
\$119,426	\$11,400	\$121,600	\$110,231	1.103	1,298	\$93.68	098	11.6791
\$142,621	\$17,144	\$118,356	\$128,038	0.924	1,200	\$98.63	098	6.1968
\$1,059,184		\$955,059	\$971,574			\$96.98		0.3350
E.C.F. =>				0.983	Std. Deviation=>		0.06006095	
Ave. E.C.F. =>				0.986	Ave. Variance=>		4.5499 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$10,260	GILES ADDITION	401	68
CONVENTIONAL	\$8,550	GILES ADDITION	401	63
CONVENTIONAL	\$10,830	GILES ADDITION	401	79
CONVENTIONAL	\$15,390	GILES ADDITION	401	60
CONVENTIONAL	\$8,550	GILES ADDITION	401	60
CONVENTIONAL	\$11,400	GILES ADDITION	401	58
CONVENTIONAL	\$14,820	GILES ADDITION	401	50

4.612823795

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:15 AM

Parcel:	BL2-520-0160-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SOLSBURG, JACQULYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	404 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2598/0920	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0-BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	SOLSBURG, JACQULYN 404 GILES AVE BLISSFIELD, MI 49228	Description:	LOT 16 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 06/02/2020 for 164,500 by PAPENHAGEN, COREY B & DARLA K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2598/0920

Most Recent Permit Information

Permit PE190073 on 11/08/2019 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	81,400	2022 Taxable:	80,470	Acreage:	0.18
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,672
Ground Area: 1,004
Garage Area: 0
Basement Area: 968
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:15 AM

Parcel:	BL2-520-0251-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRAVELLE, REBECCA R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	510 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2609-0380	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	098 GILE'S ADDITION
Mailing Address:	GRAVELLE, REBECCA R 510 GILES AVE BLISSFIELD MI 49228	Description:	S 50 FT OF LOT 25 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 12/11/2020 for 136,000 by IFFLAND CLAIR O & DORIS J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2609-0380

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	66,900	2022 Taxable:	66,318	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1938
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,067
Ground Area: 1,067
Garage Area: 280
Basement Area: 1,067
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:15 AM

Parcel:	BL2-520-0312-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LUDWIG, TREVOR B	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	307 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2620-0640	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLD BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	LUDWIG, TREVOR B 307 GILES ST BLISSFIELD MI 49228	Description:	THAT PART OF LOT 31 BEG 41.25 FT S'LY FROM NWLY COR RUNN TH S'LY 57.75 FT TO SW COR OF LOT 31 TH E'LY 132 FT TH N'LY 49.50 FT TH W'LY TO POB ALSO N'LY 10 FT OF LOT 32 GILES ADD TO BLISSFIELD VILLAGE.

Most Recent Sale Information

Sold on 06/08/2021 for 160,100 by RETTER, SHANE & LAURA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620-0640

Most Recent Permit Information

None Found

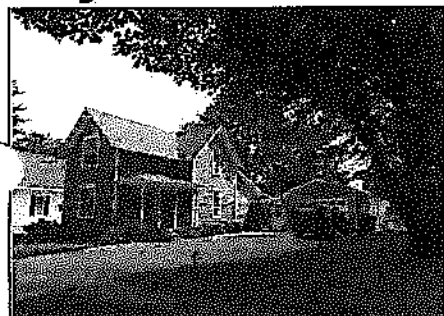
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	76,500	2022 Taxable:	76,500	Acreage:	0.19
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,225
Ground Area: 959
Garage Area: 384
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:15 AM

Parcel:	BL2-520-0371-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FISHER, LAURA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	215 WHITE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2601/0814	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	FISHER, LAURA M 215 WHITE ST BLISSFIELD MI 49228	Description:	E 30 FT OF LOT 37 AND ALL OF LOT 38 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 07/30/2020 for 158,000 by DIESING, RICKY M & KAREN A, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2601/0814

Most Recent Permit Information

None Found

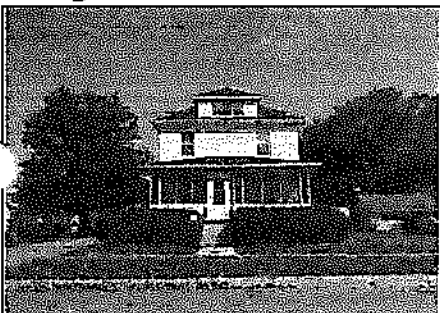
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,600	2022 Taxable:	80,600	Acreage:	0.27
Zoning:	R-2	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: 1900
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,524
Ground Area: 804
Garage Area: 676
Basement Area: 804
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:15 AM

Parcel:	BL2-520-0421-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DELONG, HALEIGH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	407 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2623-0303	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	Description:		
DELONG, HALEIGH 407 GILES AVE BLISSFIELD MI 49228	S 33 FT OF LOT 42 AND N 17 FT OF LOT 52 GILES ADDITION TO BLISSFIELD VILL		

Most Recent Sale Information

Sold on 07/23/2021 for 175,000 by NEEB, THOMAS W & READ SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0303

Most Recent Permit Information

None Found

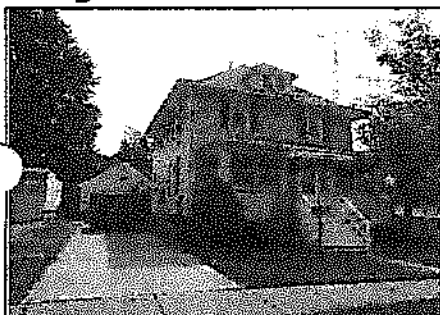
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	79,800	2022 Taxable:	79,800	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1914
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,160
Ground Area: 906
Garage Area: 480
Basement Area: 822
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:15 AM

Parcel:	BL2-520-0580-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLEERE, GORDON & KAREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	503 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2627-0100	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	CLEERE, GORDON & KAREN 503 GILES ST BLISSFIELD MI 49228	Description:	LOT 58 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 10/04/2021 for 133,000 by COTTRELL, ZACHARY W & KHYLEIGH A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-0100

Most Recent Permit Information

Permit PE190074 on 12/09/2019 for \$0 category Electrical.

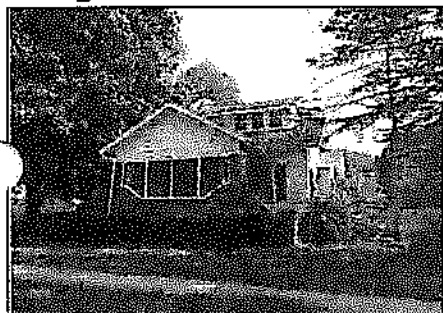
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	59,100	2022 Taxable:	59,100	Acreage:	0.20
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single-Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,298
Ground Area: 752
Garage Area: 324
Basement Area: 752
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 8:15 AM

Parcel:	BL2-520-0720-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARRY, RENEE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	609 GILES ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2603/0713	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	Description:		
MARRY, RENEE	LOT 72 GILES ADD TO BLISSFIELD VILL		
609 GILES			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 09/02/2020 for 135,500 by WIELFAERT, AARON & AMY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2603/0713

Most Recent Permit Information

Permit PE190007 on 03/04/2019 for \$0 category Electrical.

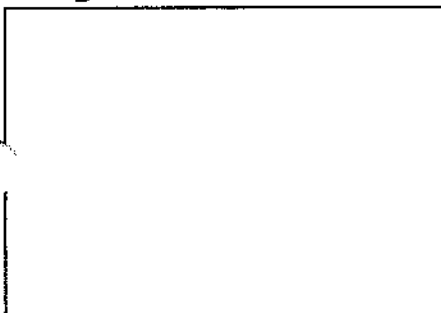
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	71,000	2022 Taxable:	71,000	Acreage:	0.26
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 1,344
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

Image



Davis Addition & Giles Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-520-0160-00	404 GILES AVE	06/02/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$66,300	40.30
BL2-520-0251-00	510 GILES AVE	12/11/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,300	39.19
BL2-520-0371-00	215 WHITE ST	07/30/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,600	47.22
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-520-0720-00	609 GILES ST	09/02/20	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,100	50.26
Totals:			\$902,000			\$902,000	\$381,700	
							Sale. Ratio =>	42.32
							Std. Dev. =>	5.48

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$174,584	\$6,116	\$16,200	0.18	0.18	\$33,978	\$0.78	098 2598/0920	
\$143,469	\$6,031	\$13,500	0.15	0.15	\$40,207	\$0.92	098 2609-0380	
\$171,892	\$10,408	\$24,300	0.27	0.27	\$38,548	\$0.88	098 2601/0814	
\$175,205	\$13,295	\$13,500	0.15	0.15	\$88,633	\$2.03	098 2623-0303	
\$126,026	\$24,974	\$18,000	0.20	0.20	\$124,870	\$2.87	098 2627-0100	
\$151,201	\$7,699	\$23,400	0.26	0.26	\$29,612	\$0.68	098 2603/0713	
\$942,377	\$68,523	\$108,900	1.21	1.21				
			Average		Average			
			per Net Acre=>	56,630.58	per SqFt=>	\$1.30		

Land Table	Class
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401
GILES ADDITION	401

21

Neighborhoods Used: OL0.GILE'S & WHITE'S ADD TO VIL LYON

319 CHERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-530-0191-00	12/17/2021 OL0	401	94,900	5,745
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	89,155	67,115
				E.C.F. 1.328



210 CHERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-530-0241-00	07/22/2021 OL0	401	120,000	12,328
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	55	107,672	87,393
				E.C.F. 1.232



207 WILBUR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-530-0181-00	07/12/2021 OL0	401	134,900	9,622
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	55	125,278	84,868
				E.C.F. 1.476



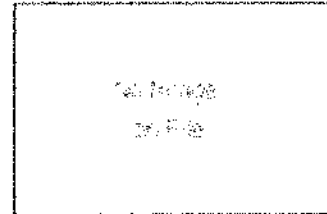
221 CHERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-530-0071-00	04/01/2021 OL0	401	125,000	6,923
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	74	118,077	114,494
				E.C.F. 1.031



DEPOT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-590-0050-00	08/31/2020 OL0	401	181,000	16,884
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	79	164,116	168,712
				E.C.F. 0.973



Page: 3/3

DE: Hlinsfield 2023.

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

Single Family E.C.F.	: 1.156	(5)
Mobile Home E.C.F.	: 1.000	(0)
Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

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

Ending Date: 03/31/2022

Terms Selected: 2

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): GLO - GILE'S & WHITE'S ADD TO VIL LYON

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-530-0071-00	221 CHERRY ST	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,700	34.16	\$122,561
BL2-530-0181-00	207 WILBUR ST	07/12/21	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$45,700	33.88	\$95,339
BL2-530-0191-00	319 CHERRY ST	12/17/21	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$34,100	35.93	\$73,531
BL2-530-0241-00	210 CHERRY ST	07/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,900	40.75	\$100,595
BL2-590-0050-00	407 DEPOT ST	08/31/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$57,100	31.55	\$187,283
Totals:			\$655,800			\$655,800	\$228,500		\$579,309
							Sale. Ratio =>	34.84	
							Std. Dev. =>	3.45	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-530-0071-00	221 CHERRY ST	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,700	34.16	\$122,561
BL2-530-0181-00	207 WILBUR ST	07/12/21	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$45,700	33.88	\$95,339
BL2-530-0191-00	319 CHERRY ST	12/17/21	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$34,100	35.93	\$73,531
BL2-530-0241-00	210 CHERRY ST	07/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,900	40.75	\$100,595
BL2-590-0050-00	407 DEPOT ST	08/31/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$57,100	31.55	\$187,283
Totals:			\$655,800			\$655,800	\$228,500		\$579,309
							Sale. Ratio =>	34.84	
							Std. Dev. =>	3.45	

Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$6,923		\$118,077	\$114,493	1.031	1,316	\$89.72	010	17.6826	CONVENTIONAL
\$9,622		\$125,278	\$84,868	1.476	792	\$158.18	010	26.8017	CONVENTIONAL
\$5,745		\$89,155	\$67,115	1.328	676	\$131.89	010	12.0266	RANCH
\$12,328		\$107,672	\$87,393	1.232	1,195	\$90.10	010	2.3914	CONVENTIONAL
\$16,884		\$164,116	\$168,712	0.973	1,713	\$95.81	010	23.5370	CONVENTIONAL
		\$604,298	\$522,581			\$113.14		5.1757	
		E.C.F. =>	1.156			Std. Deviation=>	0.20828777		
		Ave. E.C.F. =>	1.208			Ave. Variance=>	16.4878	Coefficient of Var=>	13.64742405

Land Value	Land Table	Property Class	Building Depr.
\$5,660	GILES ADDITION	401	74
\$9,622	GILES ADDITION	401	55
\$5,660	GILES ADDITION	401	68
\$11,320	GILES ADDITION	401	55
\$11,320	GILES ADDITION	401	79

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:07 AM

Parcel:	BL2-530-0071-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BENJAMIN, GARRETT J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	221 CHERRY ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2616/0582	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	OLD GILE'S & WHITE'S ADD TO VIL LYON
Mailing Address:	Description: A STRIP OF LD 1 RD WIDE OFF W SIDE LOT 7 ALSO A STRIP OF LD 1 RD WIDE OFF E SIDE OF LOT 6-SD LD BEING 8 RDS N AND S FROM N LI OF CHERRY ST GILES AND WHITES ADD.		
BENJAMIN, GARRETT J 221 CHERRY ST BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 04/01/2021 for 125,000 by REAUME, MARC ALAN.

Terms of Sale: 03-ARM'S-LENGTH

Liber/Page: 2616/0582

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	58,500	2022 Taxable:	58,500	Acreage:	0.10
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,316
Ground Area: 948
Garage Area: 0
Basement Area: 948
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:07 AM

Parcel:	BL2-530-0181-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GIBBS TRACY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	207 WILBUR ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2622-0614	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	OLD GILE'S & WHITE'S ADD TO VIL LYON
Mailing Address:	Description: N 50 FT OF LOT 18 ALSO S 11 FT OF N 61 FT OF W 78 FT OF LOT 18 GILES AND WHITES ADD		
GIBBS TRACY 207 WILBUR ST BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 07/12/2021 for 134,900 by HAYES, JASON R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-0614

Most Recent Permit Information

Permit PB190020 on 07/31/2019 for \$5,200 category Deck/Pool.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	47,400	2022 Taxable:	47,400	Acreage:	0.17
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 55
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 792
Ground Area: 792
Garage Area: 572
Basement Area: 792
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:07 AM

Parcel:	BL2-530-0191-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DAVIS, MISTY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	319 CHERRY ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2631-0853	Prev. Taxable Stat:	TAXABLE
Split:	1-1	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0LO GILE'S & WHITE'S ADD TO VIL LYON
Mailing Address:	DAVIS, MISTY 319 CHERRY ST BLISSFIELD MI 49228	Description:	LD.BEG AT SE COR LOT 19 RUNN TH N'LY ALG E'LY LI OF LOTS 18 AND 19 82 FT TH W'LY 54 FT TH S'LY 82 FT TH E'LY 54 FT TO POB GILES AND WHITES ADD.

Most Recent Sale Information

Sold on 12/17/2021 for 94,900 by HAMILTON, ANNA L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-0853

Most Recent Permit Information

Permit PB220050 on 10/17/2022 for \$0 category Res. Add/Alter/Repair.

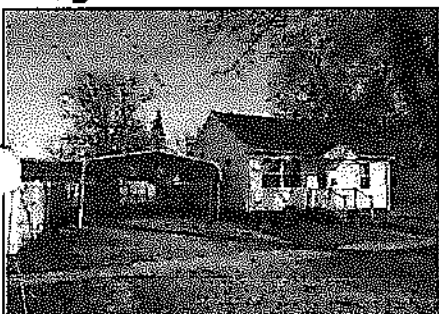
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	35,900	2022 Taxable:	35,900	Acreage:	0.10
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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: RANCH
Exterior:
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps/Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 676
Ground Area: 676
Garage Area: 0
Basement Area: 676
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:07 AM

Parcel:	BL2-530-0241-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHWARTZ DANIEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	210 CHERRY ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2622-0977	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0LO GILE'S & WHITE'S ADD TO VIL LYON
Mailing Address:	SCHWARTZ DANIEL 210 CHERRY ST BLISSFIELD MI 49228	Description:	LOT 24 EX W 8 FT ALSO W 8 FT OF LOT 25 GILES AND WHITES ADD

Most Recent Sale Information

Sold on 07/22/2021 for 120,000 by ROMBACH, TRAVIS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-0977

Most Recent Permit Information

Permit PP210023 on 12/21/2021 for \$0 category Plumbing.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	50,400	2022 Taxable:	50,400	Acreage:	0.20
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,195
Ground Area: 943
Garage Area: 732
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:07 AM

Parcel:	BL2-590-0050-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WATKINS, DAKOTA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	407 DEPOT ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	010 GILE'S & WHITE'S ADD TO VIL LYON
Mailing Address:	WATKINS, DAKOTA JOHNSON, EMILY 407 DEPOT ST BLISSFIELD MI 49228	Description:	LOT 5 KNOBLAUGH ADDITION TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 08/31/2020 for 181,000 by SCHMIDT, ERIC R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	90,200	2022 Taxable:	88,220	Acreage:	0.20
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1870
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,713
Ground Area: 1,088
Garage Area: 384
Basement Area: 988
Basement Walls:
Estimated TCV: Tentative

Image



Giles & White Addition to Village of Lyon Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal
BL2-530-0071-00	221 CHERRY ST	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,700	34.16	\$122,561
BL2-530-0181-00	207 WILBUR ST	07/12/21	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$45,700	33.88	\$95,339
BL2-530-0191-00	319 CHERRY ST	12/17/21	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$34,100	35.93	\$73,531
BL2-530-0241-00	210 CHERRY ST	07/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,900	40.75	\$100,595
BL2-590-0050-00	407 DEPOT ST	08/31/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$57,100	31.55	\$187,283
Totals:			\$655,800			\$655,800	\$228,500		\$579,309

Sale Ratio =>

Std. Dev. =>	3.45
--------------	------

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Class
\$8,099	\$5,660	0.10	0.10	\$80,990	\$1.86	010	2616/0582	GILES ADDITION	401
\$49,183	\$9,622	0.17	0.17	\$289,312	\$6.64	010	2622-0614	GILES ADDITION	401
\$27,029	\$5,660	0.10	0.10	\$270,290	\$6.21	010	2631-0853	GILES ADDITION	401
\$30,725	\$11,320	0.20	0.20	\$153,625	\$3.53	010	2622-0977	GILES ADDITION	401
\$5,037	\$11,320	0.20	0.20	\$25,185	\$0.58	010		GILES ADDITION	401
\$120,073	\$43,582	0.77	0.77						
Average	Average	Average	Average	Average					
per FF=>	per Net Acre=>	155,938.96	per SqFt=>	\$3.58					

22

01/29/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

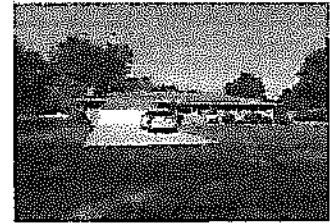
07:16 AM

DB: Blissfield 2023

Neighborhoods Used: 0L1.HAAS PARK

108 RIVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-540-0320-00	04/13/2021 0L1	401	239,900	27,136
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	212,764	189,636
				E.C.F. 1.122



475 N LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-540-0270-00	12/28/2020 0L1	401	157,000	23,932
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	133,068	146,607
				E.C.F. 0.908



107 HAAS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-540-8015-00	08/25/2020 0L1	401	272,500	42,258
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	230,242	234,117
				E.C.F. 0.983



01/29/2023

ECF Analysis for: BLO - BLISSFIELD TOWNSHIP

Page: 3/3

07:17 AM

DB: Blissfield-2023

Neighborhoods Used: 011.HAAS PARK

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

Single Family E.C.F. : 1.010 (3)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 011 - HAAS PARK

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Haas Park ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-540-0270-00	475 N LANE ST	12/28/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$69,100	44.01	\$172,005
BL2-540-0320-00	108 RIVER DR	04/13/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$85,400	35.60	\$218,668
BL2-540-8015-00	107 HAAS DR	08/25/20	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$107,800	39.56	\$278,716
Totals:			\$669,400			\$669,400	\$262,300		\$669,389
							Sale Ratio =>	39.18	
							Std. Dev. =>	4.21	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$23,932	\$133,068	\$146,607	0.908	1,326	\$100.35	0.1	9.6703	RANCH
\$27,136	\$212,764	\$189,636	1.122	1,730	\$122.98	0.1	11.7608	RANCH
\$42,258	\$230,242	\$234,117	0.983	2,127	\$108.25	0.1	2.0905	CONVENTIONAL
	\$576,074	\$570,359			\$110.53		0.5665	
	E.C.F. =>	1.010			Std. Deviation=>	0.10867396		
	Ave. E.C.F. =>	1.004			Ave. Variance=>	7.8405	Coefficient of Var=>	7.806532066

Land Value	Land Table	Property Class	Building	Depr.
\$20,239	HAAS PARK	401		60
\$19,145	HAAS PARK	401		60
\$22,810	HAAS PARK	401		61

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:18 AM

Parcel:	BL2-540-0270-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SNYDER, CHRISTOPHER M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	475 N LANE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2610/0459	Prev. Taxable Stat:	TAXABLE
Split:	1/1	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L1 HAAS PARK
Mailing Address:	Description:		
SNYDER, CHRISTOPHER M 475 N LANE ST BLISSFIELD MI 49228	LOT 27 ALSO THAT PART OF OUTLOT A EG AT BEG AT SE COR SD OUTLOT A RUNN TH N33'E 3 DEG 33'E 130 FT TH N 86 DEG 27'W 3 DEG 15 FT TH S 3 DEG 33'W 130 FT TH S TO POB 86 DEG 27'E 15 FT TO POB HAAS PARK VILLAGE OF BLISSFIELD		

Most Recent Sale Information

Sold on 12/28/2020 for 157,000 by JONES, MARTY D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0459

Most Recent Permit Information

Permit PB190041 on 09/25/2019 for \$4,000 category Res. Add/Alter/Repair.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,500	2022 Taxable:	69,417	Acreage:	0.37
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1957
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Brick
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,326
Ground Area: 1,326
Garage Area: 484
Basement Area: 712
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:18 AM

Parcel:	BL2-540-0320-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARRON KRYSTA & WICHMAN SCOTT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	108 RIVER DR BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2618/0061	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	OL1 HAAS PARK
Mailing Address:	BARRON KRYSTA & WICHMAN SCOTT 108 RIVER DR BLISSFIELD MI 49228	Description:	LOT 32 HAAS PARK VILLAGE OF BLISS- FIELD

Most Recent Sale Information

Sold on 04/13/2021 for 239,900 by BROWN, KENNETH & AUDREY, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618/0061

Most Recent Permit Information

None Found

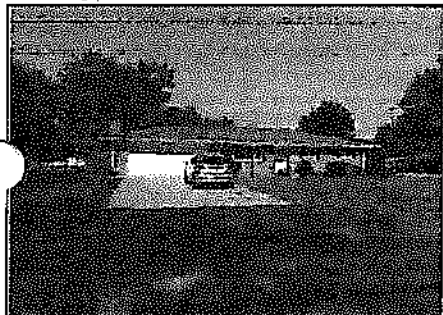
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	101,000	2022 Taxable:	101,000	Acreage:	0.35
Zoning:	R-1	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: 1970
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Brick
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,730
Ground Area: 1,730
Garage Area: 576
Basement Area: 1,370
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:18 AM

Parcel:	BL2-540-8015-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHULTZ ROBERT & KIMBERLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	107 HAAS DR BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLD BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	011 HAAS PARK
Mailing Address:	Description:		
SCHULTZ ROBERT & KIMBERLY 107 HAAS DR BLISSFIELD MI 49228	LD COMM AT NW COR OUTLOT A RUNN TH S 3^33'W ALG W LI OUTLOT A 110 FT TH S 86^27'E 132.46 FT TH N 3^33'E 110 FT TH N 86^27'W 132.46 FT TO POB - HAAS PARK VILLAGE OF BLISS ALSO PT OF OUTLOT A DES AS BEG ON THE N LI OF SD OUTLOT 132.46 FT S86^27'E FROM THE NW COR OF OUTLOT TH S86^27'E 31.11 FT ALG THE N LI OF SD OUTLOT TH S03^33'W 78.89 FT TH S04^36'E 31.43 FT TH N86^27'W 35.57 FT TH N03^33'E 110 FT TO POB		

Most Recent Sale Information

Sold on 08/25/2020 for 272,500 by BRINK, GARY L, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit PB180005 on 03/05/2018 for \$13,900 category Res. Add/Alter/Repair.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	130,000	2022 Taxable:	112,368	Acreage:	0.42
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1967
Occupancy: Single Family
Class: C+10
Style: CONVENTIONAL
Exterior: Brick/Siding
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 5
Full Baths: 2 Half Baths: 1
Floor Area: 2,127
Ground Area: 1,395
Garage Area: 552
Basement Area: 1,290
Basement Walls: Block
Estimated TCV: Tentative

Image



Haas Park Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-540-0270-00	475 N LANE ST	12/28/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$69,100	44.01	\$172,116
BL2-540-0320-00	108 RIVER DR	04/13/21	\$239,900	WD.	03-ARM'S LENGTH	\$239,900	\$85,400	35.60	\$218,773
BL2-540-8015-00	107 HAAS DR	08/25/20	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$107,800	39.56	\$278,841
Totals:			\$669,400			\$669,400	\$262,300		\$669,730
								Sale. Ratio =>	39.18
								Std. Dev. =>	4.21

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Land Table	Class
\$5,234	\$20,350	0.37	0.37	\$14,146	\$0.32	01.1	2610/0459	HAAS PARK	401
\$40,377	\$19,250	0.35	0.35	\$115,363	\$2.65	01.1	2618/0061	HAAS PARK	401
\$16,594	\$22,935	0.42	0.42	\$39,794	\$0.91	01.1		HAAS PARK	401
\$62,205	\$62,535	1.14	1.14						
Average				Average					
per Net Acre=>			54,709.76	per SqFt=>		\$1.26			

22A

01/29/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

08:53 AM

DB: Blissfield 2023

Neighborhoods Used: 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

123 RAILROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-650-0111-00	04/09/2021 00L	401	120,000	24,031
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	64	95,969	105,034
				E.C.F. 0.914



217 RAILROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-650-0260-00	02/12/2021 00L	401	119,900	38,808
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	81,092	75,866
				E.C.F. 1.069



110 SHERMAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-650-0041-00	01/20/2021 00L	401	172,000	28,058
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	64	143,942	167,851
				E.C.F. 0.858



08:53 AM

Page: 3/3

DB: Blissfield 2023

Neighborhoods Used: 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

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

Single Family E.C.F.	: 0.920 (3)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Queen Mary Robert Pollards Addn ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-650-0041-00	110 SHERMAN ST	01/20/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$73,500	42.62
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00
BL2-650-0260-00	217 RAILROAD ST	02/12/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$54,100	45.12
Totals:			\$411,900			\$411,900	\$174,200	
Sale. Ratio =>								42.29
Std. Dev. =>								3.08

Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$182,481	\$28,058		\$143,942	\$167,851	0.858	1,843	\$78.10	00L	8.9154
\$120,662	\$24,031		\$95,969	\$105,034	0.914	1,240	\$77.39	00L	3.3015
\$108,605	\$38,808		\$81,092	\$75,866	1.069	814	\$99.62	00L	12.2169
\$411,748			\$321,003	\$348,751			\$85.04		2.6276
E.C.F. =>					0.920	Std. Deviation=>		0.10946131	
Ave. E.C.F. =>					0.947	Ave. Variance=>		8.1446 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONVENTIONAL	\$16,335	ROBERT POLLARD ADD	401	64
CONVENTIONAL	\$21,615	ROBERT POLLARD ADD	401	64
CONVENTIONAL	\$32,670	ROBERT POLLARD ADD	401	60

8.603009477

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:55 AM

Parcel:	BL2-650-0041-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FULLER, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	110 SHERMAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2611/0283	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00L ROBERT POLLARDS ADD TO VILL LYON
Mailing Address:	FULLER, ROBERT 110 SHERMAN ST BLISSFIELD MI 49228	Description:	LOT 4 EX THE E 2 RDS ROBERT POLLARDS ADD TO VILLAGE OF LYON

Most Recent Sale Information

Sold on 01/20/2021 for 172,000 by MILETICH, CHRISTOPHER J & ALLIENE, D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2611/0283

Most Recent Permit Information

Permit PM180026 on 07/17/2018 for \$0 category Mechanical.

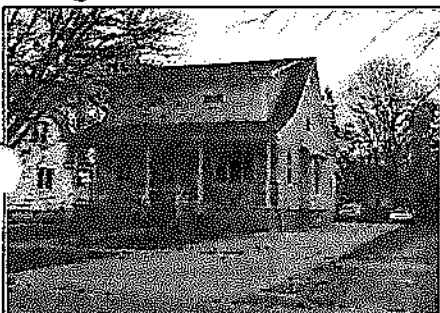
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	49.5 X 175. X 49 X 172
2022 S.E.V.:	89,300	2022 Taxable:	89,300	Acreage:	0.20
Zoning:	R-2	Land Value:	Tentative	Frontage:	49.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	173.5

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,843
Ground Area: 1,092
Garage Area: 572
Basement Area: 788
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:55 AM

Parcel:	BL2-650-0111-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	THORNTON, ERICA L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	123 RAILROAD ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2617/0315	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00L ROBERT POLLARDS ADD TO VILL LYON
Mailing Address:	Description: E 1/2 OF LOT 11 ALSO E 1/2 OF LOT 7 ROBERT POLLARD'S ADD TO VILLAGE OF LYON		
THORNTON, ERICA L DUSSIA BOSTON 123 RAILROAD ST BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 04/09/2021 for 120,000 by CROSS, MARY N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617/0315

Most Recent Permit Information

Permit PB210015 on 04/16/2021 for \$3,000 category Res. Add/Alter/Repair.

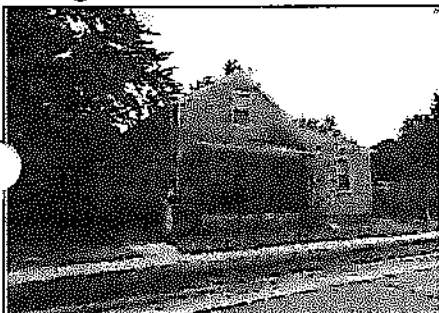
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	65.5 X 171 X 65.5 X 1
2022 S.E.V.:	62,200	2022 Taxable:	62,200	Acreage:	0.26
Zoning:	R-2	Land Value:	Tentative	Frontage:	65.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	171.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,240
Ground Area: 1,000
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:55 AM

Parcel:	BL2-650-0260-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KENDRICK, JOHN W	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	217 RAILROAD ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2612/0801	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00L ROBERT POLLARDS ADD TO VILL LYON
Mailing Address:	Description:		
KENDRICK, JOHN W 217 RAILROAD ST BLISSFIELD MI 49228	LOT 26 ROBERT POLLARD'S ADD TO VILLAGE OF LYON		

Most Recent Sale Information

Sold on 02/12/2021 for 119,900 by RUTH, SANDRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2612/0801

Most Recent Permit Information

Permit PB210073 on 11/23/2021 for \$11,845 category Shed.

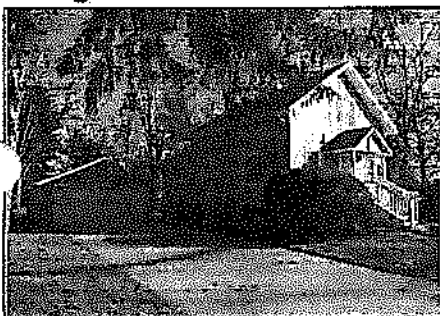
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	99 X 154 X 99 X 151
2022 S.E.V.:	59,900	2022 Taxable:	59,900	Acreage:	0.35
Zoning:	RM-1	Land Value:	Tentative	Frontage:	99.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	152.5

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 814
Ground Area: 704
Garage Area: 440
Basement Area: 704
Basement Walls: Poured
Estimated TCV: Tentative

Image



Queen Mary Robert Pollard Addn Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-650-0041-00	110 SHERMAN ST	01/20/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$73,500	42.62
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00
BL2-650-0260-00	217 RAILROAD ST	02/12/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$54,100	45.12
Totals:			\$411,900			\$411,900	\$174,200	
							Sale. Ratio =>	42.29
							Std. Dev. =>	3.08

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$190,896	\$5,854	\$24,750	49.5	173.5	0.20	0.20	\$118	\$29,716	\$0.68
\$131,797	\$20,953	\$32,750	65.5	171.0	0.26	0.26	\$320	\$81,529	\$1.87
\$125,435	\$43,965	\$49,500	99.0	152.5	0.35	0.35	\$444	\$126,700	\$2.91
\$448,128	\$70,772	\$107,000	214.0		0.80	0.80			
Average									
per FF=>			\$331			88,354.56			
								Average	
								per SqFt=>	\$2.03

Actual Front	ECF Area	Liberal/Pro	Land Table	Class	Rate Group 1
49.50	00L 2611/0283	ROBERT POLLARD ADD	401	RPOLL	
65.50	00L 2617/0315	ROBERT POLLARD ADD	401	RPOLL	
99.00	00L 2612/0801	ROBERT POLLARD ADD	401	RPOLL	

23

01/29/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

07:23 AM

DB: Blissfield 2023

Neighborhoods Used: 0L2,KEELER'S ADDITION

605 COLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-560-0390-00	07/01/2021 0L2	401	156,000	15,687	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	140,313	114,991	1.220



219 GASNER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-560-0040-00	10/05/2020 0L2	401	100,000	19,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	64	80,850	68,443	1.181



01/29/2023

ECF Analysis for: BLD - BLISSFIELD TOWNSHIP

Page: 3/3

07:23 AM

DB: Blissfield 2023

Neighborhoods Used: 012-KEELER'S ADDITION

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

Single Family E.C.F. : 1.206 (2)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 012 - KEELER'S ADDITION

Max # of Res. Buildings: 500 Minimum E.C.F. (Residential): 0.90
Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500 Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500 Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Keelers Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
BL2-560-0040-00	219 GASNER ST	10/05/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$28,000	28.00	\$90,331
BL2-560-0390-00	605 COLE ST	07/01/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,900	34.55	\$135,278
Totals:			\$256,000			\$256,000	\$81,900		\$225,609
						Sale. Ratio =>		31.99	
						Std. Dev. =>		4.63	

Land + Yaird	Bldg	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
\$19,150	\$80,850	\$68,443	1.181	809	\$99.94	012	1.9467	CONVENTIONAL		
\$15,687	\$140,313	\$114,991	1.220	1,120	\$125.28	012	1.9467	RANCH		
\$221,163	\$183,435				\$112.61		0.4940			
E.C.F. =>			1.206			Std. Deviation=>			0.02753088	
Ave. E.C.F. =>			1.201			Ave. Variance=>			1.9467 Coefficient of Var=>	1.621276156

Land Value	Land Table	Property Class	Building	Depr.
\$19,150	KEELER'S ADDITION	401		64
\$13,865	KEELER'S ADDITION	401		60

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:24 AM

Parcel:	BL2-560-0040-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WILLAERT, NATHAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	219 GASNER ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2605/0336	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L2 KEELER'S ADDITION
Mailing Address:	WILLAERT, NATHAN 219 GASNER ST BLISSFIELD MI 49228	Description:	LOT 4 KEELERS ADDITION TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 10/05/2020 for 100,000 by SAXTON, JERLAD A & SUZANNE K, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2605/0336

Most Recent Permit Information

Permit PB210055 on 09/24/2021 for \$12,242 category Res. Add/Alter/Repair.

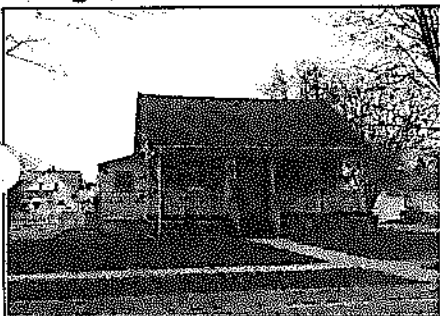
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	66 X 165 X 66 X 165
2022 S.E.V.:	44,200	2022 Taxable:	28,510	Acreage:	0.25
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: D
Style: CONVENTIONAL
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: 809
Ground Area: 627
Garage Area: 216
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:24 AM

Parcel:	BL2-560-0390-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CANTRELL, LAURA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	605 COLE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2622-0204	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L2 KEELER'S ADDITION
Mailing Address:	CANTRELL, LAURA 605 COLE ST BLISSFIELD MI 49228	Description:	LOT 39 KEELERS ADDITION TO BLISSFIELD VILLAGE

Most Recent Sale Information

Sold on 07/01/2021 for 156,000 by COLBERT, PAMELA JEANNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-0204

Most Recent Permit Information

None Found

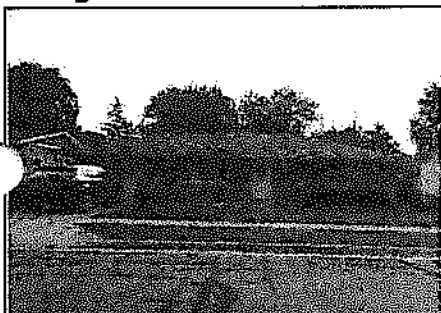
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	81.8 X 132 X 37.5 X 1
2022 S.E.V.:	64,400	2022 Taxable:	64,400	Acreage:	0.18
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1957
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,120
Ground Area: 1,120
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Keelers Addition Land Analysis

[illegible]

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	EGF Area	Libor/Page
\$28,819	\$22,500	0.25	0.25	\$115,276	\$2.65	0.00	0L2 2605/0336	
(\$7,168)	\$27,270	0.30	0.30	(\$23,657)	(\$0.54)	0.00	0L2 2609/0834	
\$34,587	\$16,290	0.18	0.18	\$191,088	\$4.39	0.00	0L2 2622-0204	
\$56,238	\$66,060	0.73	0.73					
Average				Average				
per Net Acre=>			76,618.53	per SqFt=>				\$1.76

Land Table	Class
KEELER'S ADDITION	401
KEELER'S ADDITION	401
KEELER'S ADDITION	401

23A

01/29/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

09:02 AM

DB: Blissfield 2023

Neighborhoods Used: 04L UNION ADDITION

114 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-700-0131-00	03/12/2021 04L	401	140,500	26,769
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	52	113,731	90,712
				E.C.F.
				1.254



106 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-700-0111-00	05/27/2020 04L	401	129,000	19,188
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	109,812	108,091
				E.C.F.
				1.016



01/29/2023

ECF Analysis for: BLO - BLISSFIELD TOWNSHIP

Page: 3/3

09:02 AM

DB: Blissfield 2023

Neighborhoods Used: 04L UNION ADDITION

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

Single Family E.C.F. : 1.124 (2)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 04L - UNION ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Union Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-700-0111-00	106 S MONROE ST	05/27/20	\$129,000	WD	03-ARMS LENGTH	\$129,000	\$44,500	34.50
BL2-700-0131-00	114 S MONROE ST	03/12/21	\$140,500	WD	03-ARMS LENGTH	\$140,500	\$47,100	33.52
Totals:						\$269,500	\$91,600	
							Sale. Ratio =>	33.99
							Std. Dev. =>	0.69

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$140,250	\$19,188	\$109,812	\$108,091	1.016	1,305	\$84.15	041	11.8922
\$128,366	\$26,769	\$113,731	\$90,712	1.254	1,003	\$113.39	041	11.8922
\$268,616		\$223,543	\$198,803			\$98.77		1.0396
				E.C.F. => 1.124		Std. Deviation=>	0.16818071	
				Ave. E.C.F. => 1.135		Ave. Variance=>	11.8922	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building	Depr.
RANCH	\$19,188	UNION ADDITION	401		58
CONVENTIONAL	\$18,696	UNION ADDITION	401		52

10.4791357

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:03 AM

Parcel:	BL2-700-0111-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GOODRICH, JOSHUA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	106 S MONROE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2598/0454	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	04L UNION ADDITION
Mailing Address:	GOODRICH, JOSHUA 106 S MONROE ST BLISSFIELD MI 49228	Description:	THAT PART OF LOTS 9-10-11 UNION ADD VILL. OF BLISSFIELD BEG AT NE COR LOT 11 SD PLAT RUNN TH N 21 DEG 35' 12"E 15 FT TH N 74 DEG 27'13"W 168.27 FT TH S 18 DEG 24'23"W 53.23 TH S 68 DEG 53'48"E TO E LI LOT 11 TH N 21 DEG 35'12"E 53 FT ALG SD LI TO POB

Most Recent Sale Information

Sold on 05/27/2020 for 129,000 by SHIELDS, STEVEN W & KENDRA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2598/0454

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	67,800	2022 Taxable:	58,364	Acreage:	0.23
Zoning:	R-2	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: C
Style: RANCH
Exterior:
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,305
Ground Area: 1,305
Garage Area: 432
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:03 AM

Parcel:	BL2-700-0131-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NOWACKI, ANDREA K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	114 S MONROE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2615/0104	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	04L UNION ADDITION
Mailing Address:	NOWACKI, ANDREA K 114 S MONROE ST BLISSFIELD MI 49228	Description:	THAT PART OF LOT 13 BEG AT NE COR LOT 13 AND RUNN N 70°25'W 183.6 FT TH S 18°20'W 53.5 FT TH S 69°42'E ALG N LI OF MYERS LD 180 FT TO E LI OF LOT 13 TH N 21°57'E 56 FT TO POB UNION ADD TO VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 03/12/2021 for 140,500 by MURPHY, JANET C & CARSON, N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2615/0104

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,300	2022 Taxable:	62,300	Acreage:	0.23
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1870
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 52
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,003
Ground Area: 877
Garage Area: 480
Basement Area: 877
Basement Walls:
Estimated TCV: Tentative

Image



Union Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-700-0111-00	106 S MONROE ST	05/27/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$44,500	34.50
BL2-700-0131-00	114 S MONROE ST	03/12/21	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$47,100	33.52
Totals:						\$269,500	\$91,600	
Sale. Ratio =>								33.99
Std. Dev. =>								0.69

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libert/Parce
\$144,462	\$7,938	\$23,400	0.23	0.23	\$33,923	\$0.78	041 2598/0454	
\$132,470	\$30,830	\$22,800	0.23	0.23	\$135,219	\$3.10	041 2615/0104	
\$276,932	\$38,768	\$46,200	0.46	0.46				
			Average		Average			
			per Net Acre=>	83,913.42	per SqFt=>	\$1.93		

Land Table	Class
UNION ADDITION	401
UNION ADDITION	401

24

01/29/2023
07:39 AM

ECF Analysis for: BLO - BLISSFIELD TOWNSHIP

Page: 1/3
DB: Blissfield 2023

Neighborhoods Used: 0L3.KINGSBERRY COURT

211 KINGSBERRY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-570-0200-00	12/01/2020 0L3	401	180,000	14,321	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	165,679	173,659	0.954



304 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-570-0340-00	06/30/2020 0L3	401	198,000	14,970	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	70	183,030	201,335	0.909



Page: 3/3

DB: Ellsfield 2023

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

Single Family E.C.F.	: 0.930 (2)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Ending Date: 03/31/2022

Terms Selected: 2

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): 0L3 - KINGSBERRY COURT

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.90

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Kingsberry court ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-570-0200-00	211 KINGSBERRY CT	12/01/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67
BL2-570-0340-00	304 S MONROE ST	06/30/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$86,900	43.89
Totals:						\$378,000	\$156,500	
Sale. Ratio =>								41.40
Std. Dev. =>								3.69

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$189,717	\$14,321	\$165,679	\$173,659	0.954	1,152	\$143.82	013	2.2481
\$218,318	\$14,970	\$183,030	\$201,335	0.909	2,184	\$83.80	013	2.2481
\$408,035		\$348,709	\$374,994			\$113.81		0.1659
				E.C.F. =>	0.930	Std. Deviation=>	0.03179309	
				Ave. E.C.F. =>	0.932	Ave. Variance=>	2.2481	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Deprec.
RANCH	\$10,051	KINGSBERRY COURT	401	80
CAPE COD	\$10,488	KINGSBERRY COURT	401	70

2.413263451

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:40 AM

Parcel:	BL2-570-0200-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FRANTZ, PAYTON D & JACOB M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	211 KINGSBERRY CT BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2610/0036	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L3 KINGSBERRY COURT
Mailing Address:	FRANTZ, PAYTON D & JACOB M 211 KINGSBERRY CT BLISSFIELD MI 49228	Description:	LOT 20 KINGSBERRY COURT

Most Recent Sale Information

Sold on 12/01/2020 for 180,000 by MORTON, JESSE D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610/0036

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	91,600	2022 Taxable:	75,202	Acreage:	0.23
Zoning:	R-1	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: 2004
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 2 Half Baths: 1
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 480
Basement Area: 1,152
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:40 AM

Parcel:	BL2-570-0340-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NOVAK, JEANINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	304 S MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2599/0904	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L3 KINGSBERRY COURT
Mailing Address:	NOVAK, JEANINE 304 S MONROE ST BLISSFIELD MI 49228	Description:	LOTS 34 & 35 KINGSBERRY COURT

Most Recent Sale Information

Sold on 06/30/2020 for 198,000 by ROUTON, KENNETH LEE & FARRAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2599/0904

Most Recent Permit Information

None Found

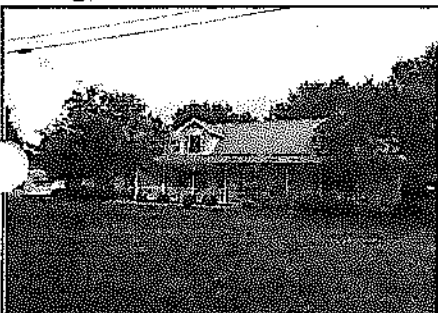
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	105,100	2022 Taxable:	86,462	Acreage:	0.24
Zoning:	R-1	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: 1992
Occupancy: Single Family
Class: C
Style: CAPE COD
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,184
Ground Area: 1,456
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Kingsberry Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
BL2-305-0090-00	138 S MONROE ST	10/29/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,800	42.30
BL2-310-0020-00	605 HIGH ST	02/09/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$73,900	48.62
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52
BL2-570-0200-00	211 KINGSBERRY CT	12/01/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67

Totals: \$768,900

\$768,900 \$311,700

Sale. Ratio =>

40.54

Std. Dev. =>

5.85

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libor/Page
\$147,523	\$11,867	\$21,390	0.46	0.46	\$25,798	\$0.59	0B8	2623-0343
\$134,161	\$22,974	\$18,135	0.39	0.39	\$58,908	\$1.35	0B8	2607-0149
\$171,490	\$273	\$19,763	0.85	0.85	\$321	\$0.01	0B8	2612/0709
\$112,081	\$66,419	\$18,600	0.40	0.40	\$166,048	\$3.81	0B8	
\$191,166	\$334	\$11,500	0.23	0.23	\$1,452	\$0.03	0L3	2610/0036
\$756,421	\$101,867	\$89,388	2.33	2.33				
Average			2.33	2.33	Average			
per Net Acre=>			43,719.74	per SqFt=>	\$1.00			

Land Table	Class
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
ASSESSOR'S PLAT #2	401
KINGSBERRY COURT	401

24A

Neighborhoods Used: OB0.VILL OF BLISS ORIGINAL PLAT

197 FRANKLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-000-0450-00	03/24/2022 OB0	401	206,500	11,257
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	195,243	136,543
				E.C.F. 1.430



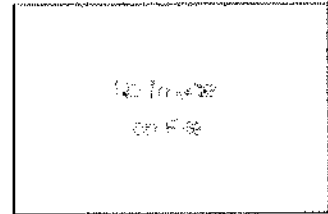
197 FRANKLIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-000-0450-00	07/06/2021 OB0	401	160,000	11,257
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	148,743	136,543
				E.C.F. 1.089



208 RIVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-000-0400-00	05/25/2021 OB0	401	175,000	18,778
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	156,222	140,811
				E.C.F. 1.109



228 RIVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-000-0340-00	08/31/2020 OB0	401	141,000	7,260
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	70	133,740	145,738
				E.C.F. 0.918



MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-580-0071-00	06/24/2020 OB0	401	140,000	10,729
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	129,271	133,917
				E.C.F. 0.965



Neighborhoods Used: 0B0.VILL OF BLISS ORIGINAL PLAT

Style	91..100	81..90	71..80	61..70	51..60	0..50
LEVEL	0	0	0	0	0	0
COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	0	133,917	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	140,811	273,087	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	0	145,738	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual	: 693,553
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						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	0	0	0	0	0	0	
CAPE COD	0	0	0	0	0	0	
COLONIAL	0	0	0	0	0	0	
CONDO	0	0	0	0	0	0	
CONTEMPORARY	0	0	0	0	0	0	
CONVENTIONAL	0	0	0	129,271	0	0	
DUPLEX	0	0	0	0	0	0	
HISTORICAL	0	0	0	0	0	0	
HOME	0	0	0	0	0	0	
LAR/MAN	0	0	0	0	0	0	
MULTI - FAMILY	0	0	0	0	0	0	
OTHER	0	0	0	0	0	0	
RANCH	0	0	0	156,222	343,986	0	
SINGLE STORY	0	0	0	0	0	0	
TRI - LEVEL	0	0	0	0	0	0	
TWO STORY	0	0	0	133,740	0	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values	:	763,219
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				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	3	10.62	13.66	1.020
After Application of E.C.F.s		5.16	8.17	1.007

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	0.965(1)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 - HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.109(1)	1.260(2)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.000(0)	0.918(1)	1.000(0)	1.000(0)

09:10 AM

DB: Blissfield 2023

Neighborhoods Used: DB0.VILL OF BLISS ORIGINAL PLAT

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

Single Family E.C.F.	: 1.100	(5)
Mobile Home E.C.F.	: 1.000	(0)
Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): OB0 - VILL OF BLISS ORIGINAL PLAT

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.86 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

Village of Blissfield Original Plat ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-000-0340-00	228 RIVER ST	08/31/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$60,600	42.98
BL2-000-0400-00	208 RIVER ST	05/25/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$66,900	38.23
BL2-000-0450-00	197 FRANKLIN ST	07/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$46,700	29.19
BL2-000-0450-00	197 FRANKLIN ST	03/24/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$46,700	22.62
BL2-580-0071-00	311 MAPLE ST	06/24/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,700	38.36
Totals:			\$822,500			\$822,500	\$274,600	
								Sale. Ratio => 33.39
								Std. Dev. => 8.21

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$148,626	\$7,260	\$133,740	\$145,738	0.918	1,246	\$107.34	080	18.4661
\$155,365	\$18,778	\$156,222	\$140,811	1.109	1,296	\$120.54	080	0.7108
\$143,704	\$11,257	\$148,743	\$136,543	1.089	1,326	\$112.17	080	1.2987
\$143,704	\$11,257	\$195,243	\$136,543	1.430	1,326	\$147.24	080	32.7564
\$140,628	\$10,729	\$129,271	\$133,917	0.965	1,476	\$87.58	080	13.7024
\$732,027		\$763,219	\$693,553			\$114.98		0.1885
E.C.F. =>				1.100	Std. Deviation=>		0.20024513	
Ave. E.C.F. =>				1.102	Ave. Variance=>		13.3869 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
TWO STORY	\$6,038	VILL OF BLISS ORIGINAL PLAT	401	70
RANCH	\$16,905	VILL OF BLISS ORIGINAL PLAT	401	68
RANCH	\$10,465	VILL OF BLISS ORIGINAL PLAT	401	60
RANCH	\$10,465	VILL OF BLISS ORIGINAL PLAT	401	60
CONVENTIONAL	\$8,855	VILL OF BLISS ORIGINAL PLAT	401	68

12.14411341

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:12 AM

Parcel:	BL2-000-0340-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARANSKI OLIVIA R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	228 RIVER ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	080 VILL OF BLISS ORIGINAL PLAT
Mailing Address:	BARANSKI OLIVIA R STOTHERS JOSHUA P 228 RIVER ST BLISSFIELD MI 49228	Description:	LOT 34 ORIG PLAT VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 08/31/2020 for 141,000 by HUMPHREY, JASON A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

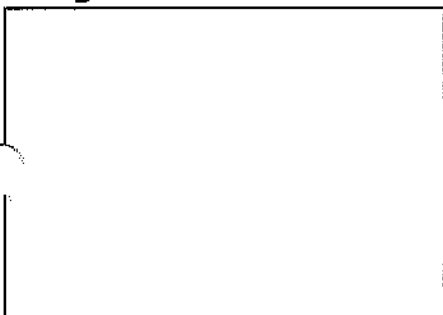
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	69,800	2022 Taxable:	65,079	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1983
Occupancy: Single Family
Class: C+10
Style: TWO STORY
Exterior:
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,246
Ground Area: 831
Garage Area: 0
Basement Area: 831
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:12 AM

Parcel:	BL2-000-0400-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ALVARADO RAMON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	208 RIVER ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2620/0264	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	080 VILL OF BLISS ORIGINAL PLAT
Mailing Address:	ALVARADO RAMON 208 RIVER ST BLISSFIELD MI 49228	Description:	LOTS 40 & 41 ALSO W 8.25 FT. OF VACATED ALLEY LYING E & ADJACENT TO LOT 41 ORIGINAL PLAT VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 05/25/2021 for 175,000 by PAPHENHAGEN TRACY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620/0264

Most Recent Permit Information

Permit PB190023 on 08/19/2019 for \$8,000 category Res. Add/Alter/Repair.

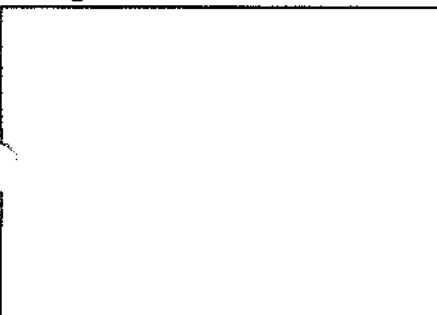
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	74,900	2022 Taxable:	74,900	Acreage:	0.42
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1984
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,296
Ground Area: 1,296
Garage Area: 780
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:12 AM

Parcel:	BL2-000-0450-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ORTMAN, CHASE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	197 FRANKLIN ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	5637-0576	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, Low, Landscaped	Neighborhood:	080 VILL OF BLISS ORIGINAL PLAT
Mailing Address:	ORTMAN, CHASE 197 FRANKLIN ST BLISSFIELD MI 49228	Description:	LOT 45 AND E 1/2 OF LOT 46 ALSO ALLEY RUNN BETWEEN LOTS 45 & 46 ORIG PLAT VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 03/24/2022 for 206,500 by CORDTS, CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5637-0576

Most Recent Permit Information

None Found

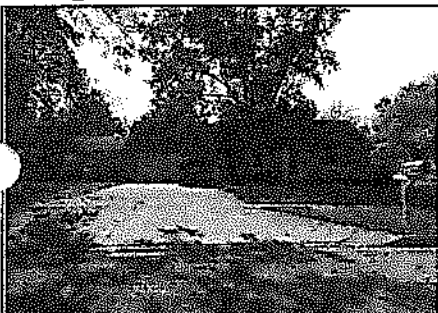
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	68,400	2022 Taxable:	68,400	Acreage:	0.26
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,326
Ground Area: 884
Garage Area: 572
Basement Area: 884
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:12 AM

Parcel:	BL2-580-0071-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	QUINTERO, LUIS & JANELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	311 MAPLE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2599/0918	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B0 VILL OF BLISS ORIGINAL PLAT
Mailing Address:	Description: LOT 7 KNIGHT & BLISS ADD TO THE V/BLISSFIELD EXC A STRIP OF LD FROM OFF THE S SIDE THEREOF DEEDED TO A C BARTHOLOMEW BEG AT THE SE COR OF SD LOT 7 RUNN TH N IN THE E LI OF SD LOT TO A STAKE & A STONE SUPPOSED TO BE 42 FT TH N/W'ERLY TO A STAKE & A STONE ON THE E LI OF LOT 6 SUPPOSED TO BE 46 FT FROM THE SW COR OF SD LOT 7 ALSO A STRIP OF LD ABOUT 10 FT WIDE OFF THE S SIDE OF LOT 8 OF SD PLAT SD STRIP OF LD BEING BOUNDED N BY THAT PORTION OF SD LOT 8 HERETOFORE SOLD ON A CONTRACT TO ORVILLE LAPOINTE & HAZEL LAPOINTE H/W E BY GREEN ST S BY LD OF JOHN W GILES & W BY LD OF FRARY EXC FROM ABOVE 2 PARCEL DES AS COMM IN THE W LI OF SD LOT 8 AT A PT LOC 89 FT S FROM THE NW COR OF SD LOT 8 & RUNN TH S ALG THE W LI OF SD LOT 8, 20 FT TH E'ERLY ON A LI THAT WOULD INTERSECT THE E LI OF SD LOT 8 AT A PT 70.55 FT S FROM THE NE COR OF SD LOT 8 A DIST OF 62.8 FT TH N/W'ERLY TO THE POB ALSO PT OF LOT 8 DES AS COMM AT A PT IN THE E LI OF SD LOT 8, 70.55 FT S FROM THE NE COR OF SD LOT 8 & RUNN TH W'ERLY ON A LI THAT WOULD INTERSECT THE W LI OF LOT 7 AT A PT 109 FT S OF THE NW COR OF LOT 8 A DIST OF 62.8 FT TH SE'ERLY TO A PT IN THE E LI OF LOT 8, 10 FT N OF THE SE C		

Most Recent Sale Information

Sold on 06/24/2020 for 140,000 by HUDSON, TAYLOR & KAREN A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2599/0918

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	66,600	2022 Taxable:	61,980	Acreage:	0.22
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,476
Ground Area: 1,164
Garage Area: 400
Basement Area: 1,164
Basement Walls:
Estimated TCV: Tentative

Image



Village of Blissfield Original Plat Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-000-0340-00	228 RIVER ST	08/31/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$60,600	42.98
BL2-000-0400-00	208 RIVER ST	05/25/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$66,900	38.23
BL2-000-0450-00	197 FRANKLIN ST	07/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$46,700	29.19
BL2-000-0450-00	197 FRANKLIN ST	03/24/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$46,700	22.62
BL2-000-0590-00	307 FRANKLIN ST	07/07/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$84,500	33.47
BL2-000-0610-00	208 N MONROE ST	08/03/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$54,400	44.23
BL2-000-0760-00	307 N MONROE ST	08/10/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$117,000	55.71
BL2-580-0071-00	311 MAPLE ST	06/24/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,700	38.36

Totals: \$1,408,000

\$1,408,000

\$530,500

Sale. Ratio =>

37.68

Std. Dev. =>

10.09

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	EGF Area	Liber/Page
\$150,313	(\$1,588)	\$7,725	0.15	0.15	(\$10,587)	(\$0.24)	080	
\$160,090	\$36,540	\$21,630	0.42	0.42	\$87,000	\$2.00	080 2620/0264	
\$146,629	\$26,761	\$13,390	0.26	0.26	\$102,927	\$2.36	080 2622-0152	
\$146,629	\$73,261	\$13,390	0.26	0.26	\$281,773	\$6.47	080 5637-0576	
\$303,113	(\$30,013)	\$20,600	0.40	0.40	(\$75,033)	(\$1.72)	080 2600/0312	
\$145,988	(\$7,023)	\$15,965	0.31	0.31	(\$22,655)	(\$0.52)	080 2601/0926	
\$242,155	\$1,320	\$33,475	0.65	0.65	\$2,031	\$0.05	080	
\$143,103	\$8,227	\$11,330	0.22	0.22	\$37,395	\$0.86	080 2599/0918	
\$1,438,020	\$107,485	\$137,505	2.67	2.67				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		40,256.55		per Sqft=>		
						\$0.92		

Land Table	Class
VILL OF BLISS ORIGINAL PLAT	401
VILL OF BLISS ORIGINAL PLAT	401
VILL OF BLISS ORIGINAL PLAT	401
VILL OF BLISS ORIGINAL PLAT	401
VILL OF BLISS ORIGINAL PLAT	401
VILL OF BLISS ORIGINAL PLAT	401
VILL OF BLISS ORIGINAL PLAT	401
VILL OF BLISS ORIGINAL PLAT	401

25

01/29/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

07:50 AM

DB: Blissfield 2023

Neighborhoods Used: DAN.DANFIELD

541 DANFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-460-0891-00	12/30/2021 DAN	401	273,000	23,270	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
le Family	CONVENTIONAL	84	249,730	233,234	1.071



556 DANFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-460-0941-00	07/29/2021 DAN	401	287,500	31,629	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR/MAN	81	255,871	241,493	1.060



Page: 3/3.

DB: Blisssfield 2023

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

Single Family E.C.F. : 1.065 (2)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): DAN - DANFIELD.

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.90

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Danfield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/Adj. Sale
BL2-460-0891-00	541 DANFIELD ST	12/30/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$114,000	41.76
BL2-460-0941-00	556 DANFIELD ST	07/29/21	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$119,400	41.53
Totals:			\$560,500			\$560,500	\$233,400	
								41.64
								Std. Dev. => 0.16

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$256,504	\$23,270	\$249,730	\$233,234	1.071	1,714	\$145.70	DAN	0.5595
\$314,176	\$31,629	\$255,871	\$241,493	1.060	2,520	\$101.54	DAN	0.5595
\$570,680		\$505,601	\$474,727			\$123.62		0.0097
				E.C.F. =>	1.065	Std. Deviation=>	0.00791251	
				Ave. E.C.F. =>	1.065	Ave. Variance=>	0.5595	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
CONVENTIONAL	\$18,180	DANFIELD	401	84
MODULAR/MAN	\$18,180		401	81

0.525285956

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:51 AM

Parcel:	BL2-460-0891-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WILCENSKI, STEVE & NANCY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	541 DANFIELD ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2631-0960	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	DAN DANFIELD
Mailing Address:	WILCENSKI, STEVE & NANCY 541 DANFIELD ST BLISSFIELD MI 49228	Description:	NW'ERLY 57.21 FT LOT 89 & SE'ERLY 22.79 FT LOT 91 DAVID CARPENTER'S ADD V/ BLISSFIELD

Most Recent Sale Information

Sold on 12/30/2021 for 273,000 by SPICER, MARC A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-0960

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	80 X 165
2022 S.E.V.:	139,600	2022 Taxable:	139,600	Acreage:	0.30
Zoning:	R-1	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: 2006
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,714
Ground Area: 1,714
Garage Area: 484
Basement Area: 1,714
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 7:51 AM

Parcel:	BL2-460-0941-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PETERSON DERRICK & TRISTA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	556 DANFIELD ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2623-0838	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	DAN DANFIELD

Mailing Address:	Description:
PETERSON DERRICK & TRISTA 556 DANFIELD ST BLISSFIELD MI 49228	NWELY 32.97 FT LOT 92 & SE'ERLY 47.03 FT LOT 94 DAVID CARPENTER'S ADD TO V/ BLISSFIELD

Most Recent Sale Information

Sold on 07/29/2021 for 287,500 by YODER, LAMAR F & ANNE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0838

Most Recent Permit Information

Permit 17-0024 on 05/02/2017 for \$0 category DECK/PORCH.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	80 X 165
2022 S.E.V.:	148,000	2022 Taxable:	148,000	Acreage:	0.30
Zoning:	R-1	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: 2004
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior: Alum., Vinyl
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,520
Ground Area: 1,680
Garage Area: 576
Basement Area: 1,680
Basement Walls: Poured
Estimated TCV: Tentative

Image



Danfield Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-460-0891-00	541 DANFIELD ST	12/30/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$114,000	41.76
BL2-460-0941-00	556 DANFIELD ST	07/29/21	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$119,400	41.53
Totals:			\$560,500			\$560,500	\$233,400	
								41.64
								Std. Dev. => 0.16

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libert/Page	Land Table
\$256,504	\$34,676	\$18,180	0.30	0.30	\$114,442	\$2.63	DAN 2631-0960	DANFIELD	
\$314,176	(\$8,496)	\$18,180	0.30	0.30	(\$28,040)	(\$0.64)	DAN 2623-0838		
\$570,680	\$26,180	\$36,360	0.61	0.61					
Average		Average		Average		Average			
per FF=>		per Net Acre=>		43,201.32		per SqFt=>		\$0.99	

Class

401

401

25A

09:22 AM

DB: Blissfield 2023

Neighborhoods Used: 09B - GILE'S ADDITION, 017 - VILLAGE OF LYON

503 GILES ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-520-0580-00 10/04/2021 09B 401 133,000 11,320
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 58 121,680 110,231 1.104



407 GILES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-520-0421-00 07/23/2021 09B 401 175,000 17,222
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 60 157,778 156,096 1.011



307 GILES ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-520-0312-00 06/08/2021 09B 401 160,100 23,547
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 79 136,553 135,831 1.005



510 GILES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-520-0251-00 12/11/2020 09B 401 136,000 11,882
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 63 124,118 129,160 0.961



E ADRIAN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-620-0431-00 09/24/2020 017 401 135,000 20,524
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 50 114,476 119,887 0.955



609 GILES ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-520-0720-00 09/02/2020 09B 401 135,500 17,040
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 50 118,460 128,038 0.925



215 WHITE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-520-0371-00 07/30/2020 09B 401 158,000 15,282
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 60 142,718 150,604 0.948



404 GILES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 BL2-520-0160-00 06/02/2020 09B 401 164,500 10,188
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONVENTIONAL 68 154,312 161,616 0.955



01/29/2023
09:22 AM

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 3/3
DB: Blissfield 2023

Neighborhoods Used: 09B - GILE'S ADDITION, 0L7 - VILLAGE OF LYON

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

Single Family E.C.F. : 0.980 (8)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 09B - GILE'S ADDITION, 0L7 - VILLAGE OF LYON

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.86 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

Village of Lyon ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-520-0160-00	404 GILES AVE	06/02/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$66,300	40.30
BL2-520-0251-00	510 GILES AVE	12/11/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,300	39.19
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86
BL2-520-0371-00	215 WHITE ST	07/30/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,600	47.22
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-520-0720-00	609 GILES ST	09/02/20	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,100	50.26
BL2-620-0431-00	206 E ADRIAN ST	09/24/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,800	38.37
Totals:			\$1,197,100			\$1,197,100	\$478,100	
								39.94
								6.98

Due to a lack of sales in this neighborhood, sales from Giles Addition (adjacent neighborhood) were utilized to develop the 2023 ECF. 2023 ECF: 0.98

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$169,057	\$10,188	\$154,312	\$161,616	0.955	1,672	\$92.29	098	2.8125
\$138,846	\$11,882	\$124,118	\$129,160	0.961	1,067	\$116.32	098	2.1963
\$157,069	\$23,547	\$136,553	\$135,831	1.005	1,225	\$111.47	098	2.2386
\$163,326	\$15,282	\$142,718	\$150,604	0.948	1,524	\$93.65	098	3.5292
\$170,664	\$17,222	\$157,778	\$156,096	1.011	2,160	\$73.05	098	2.7850
\$119,677	\$11,320	\$121,680	\$110,231	1.104	1,298	\$93.74	098	12.0936
\$142,901	\$17,040	\$118,460	\$128,038	0.925	1,200	\$98.72	098	5.7732
\$128,422	\$20,524	\$114,476	\$119,887	0.955	1,912	\$59.87	017	2.8060
\$1,189,962		\$1,070,095	\$1,091,462			\$92.39		0.2505
E.C.F. =>				0.980	Std. Deviation=>		0.05674696	
Ave. E.C.F. =>				0.983	Ave. Variance=>		4.2793 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$10,188	GILES ADDITION	401	68
CONVENTIONAL	\$8,490	GILES ADDITION	401	63
CONVENTIONAL	\$10,754	GILES ADDITION	401	79
CONVENTIONAL	\$15,282	GILES ADDITION	401	60
CONVENTIONAL	\$8,490	GILES ADDITION	401	60
CONVENTIONAL	\$11,320	GILES ADDITION	401	58
CONVENTIONAL	\$14,716	GILES ADDITION	401	50
CONVENTIONAL	\$18,270	VILLAGE OF LYON	401	50

4.353619175

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-520-0160-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SOLSBURG, JACQULYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	404 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2598/0920	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	SOLSBURG, JACQULYN 404 GILES AVE BLISSFIELD MI 49228	Description:	LOT 16 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 06/02/2020 for 164,500 by PAPENHAGEN, COREY B & DARLA K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2598/0920

Most Recent Permit Information

Permit PE190073 on 11/08/2019 for \$0 category Electrical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	81,400	2022 Taxable:	80,470	Acreage:	0.18
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	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: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,672
Ground Area: 1,004
Garage Area: 0
Basement Area: 968
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-520-0251-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRAVELLE, REBECCA R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	510 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2609-0380	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	Description:		
GRAVELLE, REBECCA R 510 GILES AVE BLISSFIELD MI 49228	S 50 FT OF LOT 25 GILES ADD TO BLISSFIELD VILL		

Most Recent Sale Information

Sold on 12/11/2020 for 136,000 by IFFLAND CLAIR O & DORIS J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2609-0380

Most Recent Permit Information

None Found

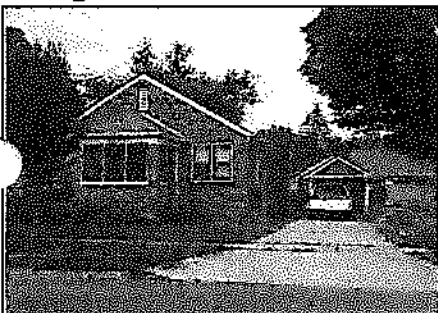
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	66,900	2022 Taxable:	66,318	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1938
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,067
Ground Area: 1,067
Garage Area: 280
Basement Area: 1,067
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-520-0312-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LUDWIG, TREVOR B	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	307 GILES ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2620-0640	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	Description: THAT PART OF LOT 31 BEG 41.25 FT S'LY FROM NW'LY COR RUNN TH S'LY 57.75 FT TO SW COR OF LOT 31 TH E'LY 132 FT TH N'LY 49.50 FT TH W'LY TO POB ALSO N'LY 10 FT OF LOT 32 GILES ADD TO BLISSFIELD VILLAGE		
LUDWIG, TREVOR B 307 GILES ST BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 06/08/2021 for 160,100 by RETTER, SHANE & LAURA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620-0640

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	76,500	2022 Taxable:	76,500	Acreage:	0.19
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,225
Ground Area: 959
Garage Area: 384
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-520-0371-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FISHER, LAURA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	215 WHITE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2601/0814	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLD BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	FISHER, LAURA M 215 WHITE ST BLISSFIELD MI 49228	Description:	E 30 FT OF LOT 37 AND ALL OF LOT 38 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 07/30/2020 for 158,000 by DIESING, RICKY M & KAREN A, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2601/0814

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,600	2022 Taxable:	80,600	Acreage:	0.27
Zoning:	R-2	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: 1900
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,524
Ground Area: 804
Garage Area: 676
Basement Area: 804
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-520-0421-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DELONG, HALEIGH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	407 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2623-0303	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	Description:		
DELONG, HALEIGH 407 GILES AVE BLISSFIELD MI 49228	S 33 FT OF LOT 42 AND N 17 FT OF LOT 52 GILES ADDITION TO BLISSFIELD VILL		

Most Recent Sale Information

Sold on 07/23/2021 for 175,000 by NEEB, THOMAS W & READ SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0303

Most Recent Permit Information

None Found

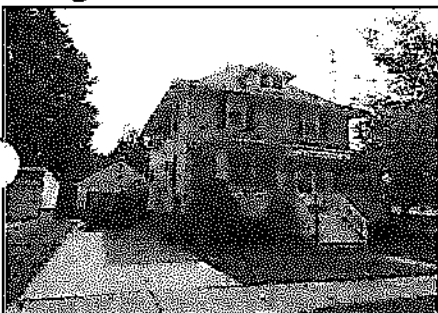
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	79,800	2022 Taxable:	79,800	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1914
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,160
Ground Area: 906
Garage Area: 480
Basement Area: 822
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-520-0580-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLEERE, GORDON & KAREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	503 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2627-0100	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:	CLEERE, GORDON & KAREN 503 GILES ST BLISSFIELD MI 49228	Description:	LOT 58 GILES ADD TO BLISSFIELD VILL

Most Recent Sale Information

Sold on 10/04/2021 for 133,000 by COTTRELL, ZACHARY W & KHYLEIGH A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-0100

Most Recent Permit Information

Permit PE190074 on 12/09/2019 for \$0 category Electrical.

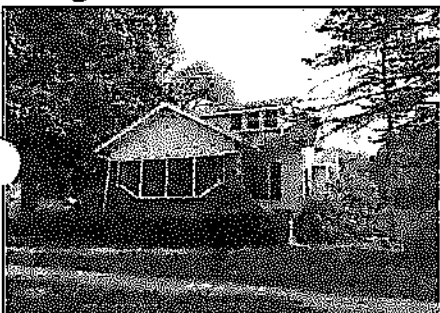
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	59,100	2022 Taxable:	59,100	Acreage:	0.20
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,298
Ground Area: 752
Garage Area: 324
Basement Area: 752
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-520-0720-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARRY, RENEE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	609 GILES ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2603/0713	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	09B GILE'S ADDITION
Mailing Address:		Description:	
MARRY, RENEE		LOT 72 GILES ADD TO BLISSFIELD VILL	
609 GILES			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 09/02/2020 for 135,500 by WIELFAERT, AARON & AMY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2603/0713

Most Recent Permit Information

Permit PE190007 on 03/04/2019 for \$0 category Electrical.

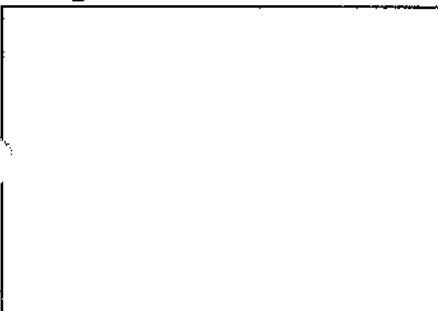
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	71,000	2022 Taxable:	71,000	Acreage:	0.26
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 1,344
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:24 AM

Parcel:	BL2-620-0431-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HINDE, PATRICK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	206 E ADRIAN ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2604 0636	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L7 VILLAGE OF LYON
Mailing Address:	HINDE, PATRICK 414 W ADRIAN ST BLISSFIELD MI 49228	Description:	N 125 FT OF LOT 43 VILL OF LYON

Most Recent Sale Information

Sold on 09/24/2020 for 135,000 by TUTTLE, LARRY S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604 0636

Most Recent Permit Information

Permit PP200006 on 03/26/2020 for \$0 category Plumbing.

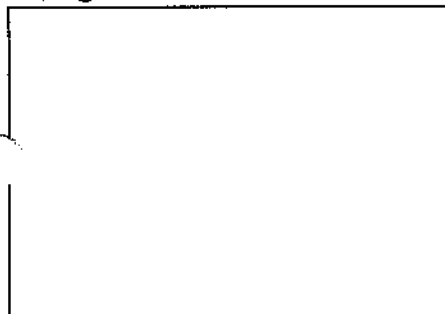
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	63,100	2022 Taxable:	55,162	Acreage:	0.28
Zoning:	C-2	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: 1900
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 3
Floor Area: 1,912
Ground Area: 1,144
Garage Area: 308
Basement Area: 1,144
Basement Walls:
Estimated TCV: Tentative

Image



Village of Lyon Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-520-0160-00	404 GILES AVE	06/02/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$66,300	40.30
BL2-520-0251-00	510 GILES AVE	12/11/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,300	39.19
BL2-520-0312-00	307 GILES ST	06/08/21	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$44,600	27.86
BL2-520-0371-00	215 WHITE ST	07/30/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,600	47.22
BL2-520-0421-00	407 GILES AVE	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,800	35.31
BL2-520-0580-00	503 GILES ST	10/04/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$57,600	43.31
BL2-520-0720-00	609 GILES ST	09/02/20	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$68,100	50.26
BL2-620-0431-00	206 E ADRIAN ST	09/24/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,800	38.37
Totals:			\$1,197,100			\$1,197,100	\$478,100	

Sale. Ratio => 39.94
Std. Dev. => 6.98

Due to a lack of sales in this neighborhood, sales from Giles Addition (adjacent neighborhood) were used in the land value analysis.

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libber/Page
\$169,057	\$5,631	\$10,188	0.18	0.18	\$31,283	\$0.72	09B 2598/0920	
\$138,846	\$5,644	\$8,490	0.15	0.15	\$37,627	\$0.86	09B 2609-0380	
\$157,069	\$13,785	\$10,754	0.19	0.19	\$72,553	\$1.67	09B 2620-0640	
\$163,326	\$9,956	\$15,282	0.27	0.27	\$36,874	\$0.85	09B 2601/0814	
\$170,664	\$12,826	\$8,490	0.15	0.15	\$85,507	\$1.96	09B 2623-0303	
\$119,677	\$24,643	\$11,320	0.20	0.20	\$123,215	\$2.83	09B 2627-0100	
\$142,901	\$7,315	\$14,716	0.26	0.26	\$28,135	\$0.65	09B 2603/0713	
\$133,952	\$24,848	\$23,800	0.28	0.28	\$88,743	\$2.04	0L7 2604 0636	
\$1,195,492	\$104,648	\$103,040	1.68	1.68				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		62,290.48		per Sqft=>		\$1.43

Land Table		Class
GILES ADDITION	401	
GILES ADDITION	401	
GILES ADDITION	401	
GILES ADDITION	401	
GILES ADDITION	401	
GILES ADDITION	401	
GILES ADDITION	401	
VILLAGE OF LYON	401	

26

Neighborhoods Used: 0B3.MODERN STYLE BLISSFIELD TWP

1753 S WELLSVILLE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-206-1625-00	03/11/2022 0B3	401	135,000	31,132
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	103,868	110,647
				E.C.F.
				0.939



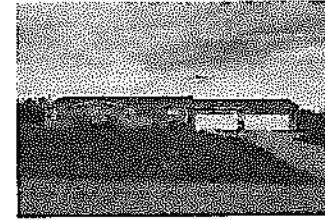
4180 COREY HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-222-1750-00	12/17/2021 0B3	401	595,000	100,339
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	83	494,661	492,723
				E.C.F.
				1.004



12960 ATEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-215-4900-00	09/22/2021 0B3	401	310,000	98,036
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR/MAN	74	172,701	178,016
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	39263	40471	0.970	



Neighborhoods Used: 0B3.MODERN STYLE BLISSFIELD TWP

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	0	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0	0
CONDO	0	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0	0
MODULAR/MAN	0	0	178,016	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0
RANCH	0	0	0	0	110,647	0	0
SINGLE STORY	0	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0	0
TWO STORY	0	492,723	0	0	0	0	0
	0	0	0	0	0	0	0

Total Single Family Costs by Manual : 781,386
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 40,471
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	0	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0	0
CONDO	0	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0	0
MODULAR/MAN	0	0	172,701	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0
RANCH	0	0	0	0	103,868	0	0
SINGLE STORY	0	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0	0
TWO STORY	0	494,661	0	0	0	0	0
	0	0	0	0	0	0	0

Total Single Family Sale Residual Values : 771,230
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 39,263
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
3	3	1.75	2.14	1.012	
After Application of E.C.F.s		0.00	0.00	1.000	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
MODULAR/MAN	1.000(0)	1.000(0)	0.970(1)	1.000(0)	1.000(0)	1.000(0)	0
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.939(1)	1.000(0)	0
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
TWO STORY	1.000(0)	1.004(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0

07:14 AM

DB: Blissfield 2023

Neighborhoods Used: 0B3.MODERN STYLE BLISSFIELD TWP

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

Single Family E.C.F.	: 0.987 (3)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 0.970 (1)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 0B3 - MODERN STYLE BLISSFIELD TWP

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.E. (Agricultural): 0.30

Maximum F.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30.

Maximum E.C.F. (Commercial): 3.00

Modern Style Blissfield Twp ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200	43.11
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$90,500	29.19
BLO-222-1750-00	4180 COREY HWY	12/17/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$240,100	40.35
Totals:			\$1,040,000			\$1,040,000	\$388,800	
							Sale. Ratio =>	37.38
							Std. Dev. =>	7.37

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Dev. by Mean (%)
\$135,140	\$31,132	\$103,868	\$110,647	0.939	1,152	\$90.16	083	3.2203
\$305,842	\$98,036	\$211,964	\$218,487	0.970	1,568	\$135.18	083	0.0792
\$563,499	\$100,339	\$494,661	\$492,723	1.004	3,976	\$124.41	083	3.2995
\$1,004,481		\$810,493	\$821,857			\$116.59		1.5235
				E.C.F. =>	Std. Deviation=>		0.03260606	
				Ave. E.C.F. =>	Ave. Variance=>		2.1997 Coefficient of Var=>	
				0.971				

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$29,505	RESIDENTIAL IN AA ZONE	401	60
MODULAR/MAN	\$91,400	RESIDENTIAL IN AA ZONE	401	74
TWO STORY	\$83,625	RESIDENTIAL IN AA ZONE	401	83

2.265512998

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:16 AM

Parcel:	BL0-206-1625-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CILLEY, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1753 S WELLSVILLE HWY PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2635-0696	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B3 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description:		
CILLEY, ROBERT 1753 S WELLSVILLE HWY PALMYRA MI 49268	LD BEG AT W 1/4 POST SEC 6 RUNN TH N 128.45 FT TH E 208.70 FT TH S 208.69 FT TH W 208.70 FT TO W LI SD SEC TH N 80.25 FT TO POB SEC 6		

Most Recent Sale Information

Sold on 03/11/2022 for 135,000 by KOVACH MARY M (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2635-0696

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	63,700	2022 Taxable:	47,325	Acreage:	1.00
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 528
Basement Area: 1,152
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:16 AM

Parcel:	BL0-215-4900-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RHODES MICHELLE & WADE KAREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12960 ATEN RD BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2626 0703	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Rolling, Low, Landscaped, Wooded, Pond	Neighborhood:	0B3 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description: LD DES AS BEG AT SE COR OF SEC 15 T7S R5E TH S88°27'25"W 389.41 FT ALG S LI OF SD SEC (CNTRLI OF ATEN RD) TH N01°32'35"W 1252.86 FT TO AN INTERMEDIATE TRAVERSE LI TH DOWNSTREAM M/L ALG TOP OF BANK OF RIVER RAISIN ALG AN INTERMEDIATE TRAVERSE LI THE FOLLOWING (3) COURSES S67°56'23"E 54.52 FT AND S44°46'19"E 202.84 FT AND S79°09'23"E 205.30 FT TH S01°32'35"E 1039.20 FT TO POB (SURVEY 10 AC INSIDE INTERMEDIATE TRAVERSE LINE LOT LINES EXTENT TO EDGE OF WATER OF RIVER RAISIN - CONTAINS A NET AREA OF 10.13 ACRES M/L TO EDGE OF WATER OF RIVER RAISIN)		

Most Recent Sale Information

Sold on 09/22/2021 for 310,000 by ZUCCARELL, RYAN D & EMMAGENE E.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2626 0703

Most Recent Permit Information

Permit 18-01 on 01/21/2018 for \$0 category POLE BARN.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	144,200	2022 Taxable:	144,200	Acreage:	11.13
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 2002	Estimated TCV: Tentative
Occupancy: Single-Family	Cmts:
Class: CD	
Style: MODULAR/MAN	
Exterior:	
% Good (Physical): 74	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 0	
Full Baths: 2 Half Baths: 0	
Floor Area: 1,568	
Ground Area: 1,568	
Garage Area: 960	
Basement Area: 1,568	
Basement Walls:	
Estimated TCV: Tentative	

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:16 AM

Parcel:	BLO-222-1750-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STAIKOPOULOS, HRISTOS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4180 COREY HWY BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2631-0321	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped, Pond	Neighborhood:	083 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description:		
STAIKOPOULOS, HRISTOS GREENE, LEEANN 4180 COREY HWY BLISSFIELD MI 49228	LD BEG 1375.65 FT S OF N 1/4 COR SEC 22 TH S 321.92 FT TH S 89°19'37"W 1352.68 FT TH N 0°11'46"W 321.91 FT TH N 89°19'37"E 1353.79 FT TO POB SEC 22		

Most Recent Sale Information

Sold on 12/17/2021 for 595,000 by DOMSCHOT, CHRISTINE R, LIV TRUST.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2631-0321
-----------------------	-----------------	--------------------	-----------

Most Recent Permit Information

Permit 22-0005 on 07/05/2022 for \$50,000 category POLE BARN.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	263,200	2022 Taxable:	263,200	Acreage:	10.50
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: C+10
Style: TWO STORY
Exterior: Stone/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 0
Full Baths: 3 Half Baths: 1
Floor Area: 3,976
Ground Area: 2,320
Garage Area: 844
Basement Area: 2,320
Basement Walls:
Estimated TCV: Tentative

Image



Residential in AA District Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200	43.11
BLO-220-1300-00	10399 ROUGET RD	11/23/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,900	43.16
BLO-219-1075-00	9187 ROUGET RD	09/01/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$77,500	46.41
BLO-217-1810-00	3501 S BLISSFIELD HWY	11/25/20	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$87,100	45.96
BLO-234-1100-00	6157 RIGA HWY	10/08/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$116,400	39.59
BLO-206-3175-00	9261 PIXLEY RD	08/03/21	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$70,900	57.41
BLO-206-1060-00	1465 S WELLSVILLE HWY	08/31/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,800	47.26
BLO-234-3600-00	6971 RIGA HWY	08/31/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,500	44.33
BLO-222-1750-00	4180 COREY HWY	12/17/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$240,100	40.35
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$90,500	29.19
Totals:			\$2,254,000			\$2,254,000	\$937,900	41.61

Sale. Ratio => 41.61
Std. Dev. => 7.09

Description: RES IN AA ZONE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	35,000	3 Acre:	50,000	10 Acre:	82,500	30 Acre:	210,000
1.5 Acre:	40,000	4 Acre:	55,000	15 Acre:	105,000	40 Acre:	280,000
2 Acre:	42,500	5 Acre:	60,000	20 Acre:	140,000	50 Acre:	350,000
2.5 Acre:	45,000	7 Acre:	62,500	25 Acre:	175,000	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libber/Page
\$135,140	\$29,365	\$29,505	1.00	1.00	\$29,365	\$0.67	OB3	2635-0696
\$177,395	\$12,605	\$35,000	1.00	1.00	\$12,605	\$0.29	OB4	2608/0123
\$192,228	\$10,972	\$36,200	1.12	1.12	\$9,796	\$0.22	OB4	2603/0359
\$221,015	\$4,535	\$36,050	1.25	1.25	\$3,637	\$0.08	OB3	2608/0987
\$301,450	\$30,050	\$37,500	1.42	1.42	\$21,162	\$0.49	OB4	2627-0554
\$159,771	\$4,854	\$41,125	1.95	1.95	\$2,489	\$0.06	OB4	2623-0783
\$161,798	\$14,702	\$41,500	2.00	2.00	\$7,351	\$0.17	OB3	2603/0534
\$180,793	\$24,207	\$55,000	4.90	4.90	\$4,940	\$0.11	OB4	
\$563,499	\$115,126	\$83,625	10.50	10.50	\$10,964	\$0.25	OB3	2631-0321
\$305,842	\$95,558	\$91,400	11.13	11.13	\$8,586	\$0.20	OB3	2626 0703
\$2,398,931	\$341,974	\$486,905	36.27	36.27				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		9,429.34		per SqFt=>		
						\$0.22		

2023 Blissfield Township Land Value Study Residential Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Zoning	Water	Sewer	Comments
BL2-230-2720-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes	
BL2-230-2730-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes	
BL2-230-2740-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes	
BL2-231-1770-00	2/18/2020	\$36,000.00	9.23	\$3,900.33	RM-1	Yes	Yes	

26A

Neighborhoods Used: BWB.WEST BROOKE

205 WEST BROOKE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-750-0330-00	04/16/2021 BWB	401	258,000	26,257	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	78	231,743	241,638	0.959



676 SOUTH BROOKE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-750-0090-00	02/12/2021 BWB	401	309,900	30,032	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95	279,868	333,238	0.840



700 SOUTH BROOKE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BL2-750-0070-00	06/30/2020 BWB	401	264,900	21,700	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO STORY	93	243,200	296,651	0.820



Neighborhoods Used: BWB.WEST BROOKE

Total Single Family Costs by Manual :	871,528
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

Total Single Family Sale Residual Values	:	754,811
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

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

.Style	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	0.840(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	0.820(1)	1.000(0)	0.950(1)	1.000(0)	1.000(0)	1.000(0)

09:32 AM

DB: Blissfield 2023

Neighborhoods Used: BWB.WEST BROOKE

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

Single Family E.C.F.	: 0.866 (3)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

Analyze by Style:

Analyze by tGood: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): BWB - WEST BROOKE

Max. # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

West Brook Subdivision ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-750-0070-00	700 SOUTH BROOKE CIRCLE	06/30/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$135,500	51.15
BL2-750-0090-00	676 SOUTH BROOKE CIRCLE	02/12/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$154,500	49.85
BL2-750-0330-00	205 WEST BROOKE LN	04/16/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$113,100	43.84
Totals:			\$832,800			\$832,800	\$403,100	
							Sale. Ratio =>	48.40
							Std. Dev. =>	3.90

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$291,652	\$21,700	\$243,200	\$296,651	0.820	2,168	\$112.18	BWB	5.3084
\$333,279	\$30,032	\$279,868	\$333,238	0.840	1,899	\$147.38	BWB	3.3061
\$246,148	\$26,257	\$231,743	\$241,638	0.959	2,188	\$105.92	BWB	8.6145
\$871,079		\$754,811	\$871,528			\$121.82		0.6826
E.C.F. =>				0.866	Std. Deviation=>			
Ave. E.C.F. =>				0.873	Ave. Variance=>			
					5.7430 Coefficient of Var=>			

Building Style	Land Value	Land Table	Property Class	Building Dept.
TWO STORY	\$19,200	WEST BROOKE	401	93
RANCH	\$24,000	WEST BROOKE	401	95
TWO STORY	\$22,400	WEST BROOKE	401	78

6.579167798

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:33 AM

Parcel:	BL2-750-0070-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CORDOVA, KYLE & MOLLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	700 SOUTH BROOKE CIRCLE BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2600/0902	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BWB WEST BROOKE
Mailing Address:	CORDOVA, KYLE & MOLLY 700 SOUTH BROOKE CIRCLE BLISSFIELD MI 49228	Description:	LOT 7 WEST BROOKE

Most Recent Sale Information

Sold on 06/30/2020 for 264,900 by PETERSON, DERRICK S & TRISTA N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2600/0902

Most Recent Permit Information

Permit 17-0011 on 03/24/2017 for \$0 category DECK/PORCH.

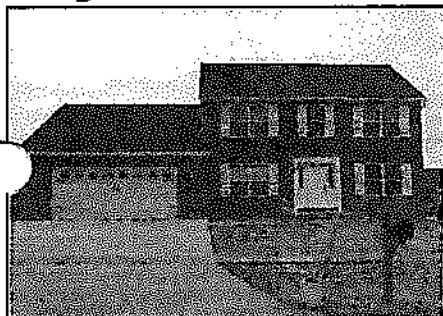
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	135,200	2022 Taxable:	135,200	Acreage:	0.24
Zoning:	R-1	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: 2016
Occupancy: Single Family
Class: C
Style: TWO STORY
Exterior: Alum., Vinyl
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,168
Ground Area: 1,688
Garage Area: 528
Basement Area: 1,688
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:33 AM

Parcel:	BL2-750-0090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WINANS, JESSE & RONDA (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	676 SOUTH BROOKE CIRCLE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2626-0179	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	BWB WEST BROOKE
Mailing Address:	WINANS, JESSE & RONDA (LE) 676 SOUTH BROOKE CIRCLE BLISSFIELD MI 49228	Description:	LOT 9 WEST BROOKE

Most Recent Sale Information

Sold on: 08/24/2021 for 0 by WINANS, JESSE L & RONDA L.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2626-0179

Most Recent Permit Information

Permit 17-0073 on 09/06/2017 for \$0 category NEW CONSTRUCT..

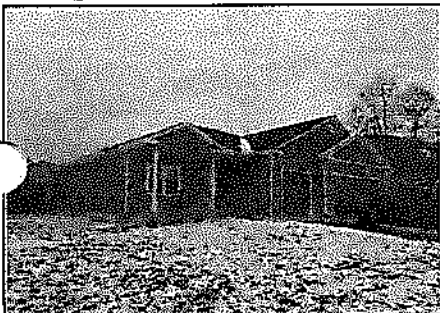
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	154,500	2022 Taxable:	154,500	Acreage:	0.30
Zoning:	R-1	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: 2017
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,899
Ground Area: 1,899
Garage Area: 860
Basement Area: 1,899
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:33 AM

Parcel:	BL2-750-0330-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SANDERS, DANIEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	205 WEST BROOKE LN BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Libor/Page:	2617/0814	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	BWB WEST BROOKE
Mailing Address:	SANDERS, DANIEL 205 WEST BROOKE LN BLISSFIELD MI 49228	Description:	LOT 33 WEST BROOKE

Most Recent Sale Information

Sold on 04/16/2021 for 258,000 by WINANS, JESSE L & RONDA L.

Terms of Sale: 03-ARM'S LENGTH

Libor/Page: 2617/0814

Most Recent Permit Information

None Found

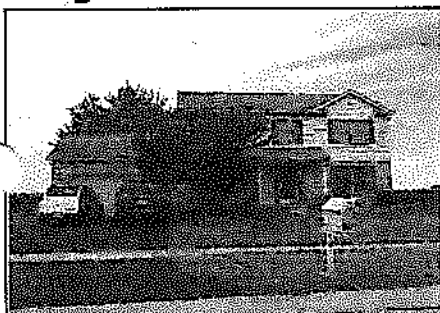
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	115,100	2022 Taxable:	115,100	Acreage:	0.28
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Single Family
Class: C
Style: TWO STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,188
Ground Area: 1,124
Garage Area: 528
Basement Area: 1,124
Basement Walls: Poured
Estimated TCV: Tentative

Image



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale
BL12-750-0070-00	700 SOUTH BROOKE CIRCLE	06/30/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$135,500	51.15
BL2-750-0090-00	676 SOUTH BROOKE CIRCLE	02/12/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$154,500	49.85
BL2-750-0330-00	205 WEST BROOKE LN	04/16/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$113,100	43.84
Totals:			\$832,800			\$832,800	\$403,100	
							Sale. Ratio =>	48.40
							Std. Dev. =>	3.90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale
BL12-750-0070-00	700 SOUTH BROOKE CIRCLE	06/30/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$135,500	51.15
BL2-750-0090-00	676 SOUTH BROOKE CIRCLE	02/12/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$154,500	49.85
BL2-750-0330-00	205 WEST BROOKE LN	04/16/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$113,100	43.84
Totals:			\$832,800			\$832,800	\$403,100	
							Sale. Ratio =>	48.40
							Std. Dev. =>	3.90

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	liber/Page
\$291,652	(\$7,552)	\$19,200	0.24	0.24	(\$31,467)	(\$0.72)	BWB 2600/0902	
\$333,279	\$621	\$24,000	0.30	0.30	\$2,070	\$0.05	BWB 2612/0781	
\$246,148	\$34,252	\$22,400	0.28	0.28	\$122,329	\$2.81	BWB 2617/0814	
\$871,079	\$27,321	\$65,600	0.82	0.82				
			Average		Average			
			per Net Acre=>	33,318.29	per Sqft=>	\$0.76		

Land Table		Class
WEST BROOKE	401	
WEST BROOKE	401	
WEST BROOKE	401	

27

08:03 AM

DB: Blissfield 2023

Neighborhoods Used: 0B8 - ASSESSOR'S PLAT #2 BL, 0L8 - NEWCOMBS ADDITION TO BL2

612 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-310-0100-00	09/09/2021 0B8	401	159,900	19,557
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	140,343	82,098
				E.C.F. 1.709

No Image
on File

124 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-305-0020-00	07/28/2021 0B8	401	138,000	21,390
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	59	116,610	111,919
				E.C.F. 1.042



605 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-310-0020-00	02/09/2021 0B8	401	152,000	20,887
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	55	131,113	133,632
				E.C.F. 0.981



138 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-305-0090-00	10/29/2020 0B8	401	139,000	21,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	50	117,346	99,829
				E.C.F. 1.175

No Image
on File

4 S MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-305-0131-00	07/09/2020 0B8	401	130,000	17,996
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	112,004	120,434
				E.C.F. 0.930



Neighborhoods Used: 0B8 - ASSESSOR'S PLAT #2 BL. 0L8 - NEWCOMBS ADDITION TO BL2

```

<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>

* Style *
BI - LEVEL      91...100      81...90      71...80      61...70      51...60      0...50
CAPE COD      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
COLONIAL      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
CONDO      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
CONTEMPORARY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
CONVENTIONAL      1.000( 0)      1.000( 0)      1.000( 0)      0.930( 1)      1.009( 2)      1.175( 1)
DUPLEX      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
HISTORICAL      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
HOME      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
MODULAR/MAN      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
MULTI - FAMILY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
OTHER      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
RANCH      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.709( 1)
SINGLE STORY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
TRI - LEVEL      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
TWO STORY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)

```

08:03 AM

DB: Blissfield 2023

Neighborhoods Used: 0B8 - ASSESSOR'S PLAT #2 BL, 0L8 - NEWCOMBS ADDITION TO BL2

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

Single Family E.C.F.	: 1.127 (5)
Multiple Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 0B8 - ASSESSOR'S PLAT #2 BL, 0L8 - NEWCOMBS ADDITION TO BL2

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.90
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 3.00

Newcombe Addition To Blissfield Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
BL2-305-0090-00	138 S MONROE ST	10/29/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,800	42.30
BL2-305-0131-00	204 S MONROE ST	07/09/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,700	44.38
BL2-310-0020-00	605 HIGH ST	02/09/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$73,900	48.62
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52

Totals: \$718,900 \$718,900 \$299,800

Sale. Ratio => 41.70
Std. Dev. => 5.91

Cur. Appraisal	Land + Yard	Blgg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sqFt.	ECF Area	Dev. by Mean (%)
\$147,523	\$21,390	\$116,610	\$111,919	1.042	1,323	\$88.14	088	12.5689
\$134,161	\$21,654	\$117,346	\$99,829	1.175	1,136	\$103.30	088	0.7872
\$153,725	\$17,996	\$112,004	\$120,434	0.930	1,460	\$76.72	088	23.7597
\$171,490	\$20,887	\$131,113	\$133,632	0.981	1,690	\$77.58	088	18.6450
\$112,081	\$19,557	\$140,343	\$82,098	1.709	1,267	\$110.77	088	54.1864
\$718,980		\$617,416	\$547,911			\$91.30		4.0747
E.C.F. =>				1.127	Std. Deviation=>		0.31650136	
Ave. E.C.F. =>				1.168	Ave. Variance=>		21.9894 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$21,390	ASSESSOR'S PLAT #2	401	59
CONVENTIONAL	\$18,135	ASSESSOR'S PLAT #2	401	50
CONVENTIONAL	\$17,996	ASSESSOR'S PLAT #2	401	68
CONVENTIONAL	\$19,763	ASSESSOR'S PLAT #2	401	55
RANCH	\$18,600	ASSESSOR'S PLAT #2	401	45

18.83300997

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:04 AM

Parcel:	BL2-305-0020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	REDMOND, WESTON R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	124 S MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2623-0343	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B8 ASSESSOR'S PLAT #2-BL
Mailing Address:	REDMOND, WESTON R 124 S MONROE ST BLISSFIELD MI 49228	Description:	LOT 2 ASSESSORS PLAT NO 2 OF THE VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 07/28/2021 for 138,000 by SNYDER, ASHLEY R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0343

Most Recent Permit Information

None Found

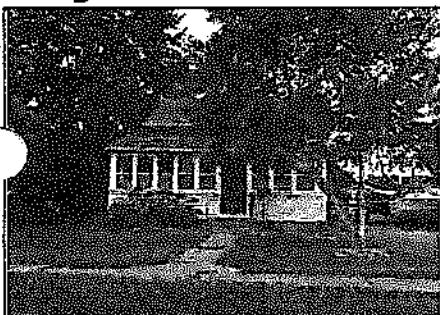
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	68,600	2022 Taxable:	68,600	Acreage:	0.46
 zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
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: 1,323
Ground Area: 1,050
Garage Area: 480
Basement Area: 1,050
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:04 AM

Parcel:	BL2-305-0090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CARLSON, BREANNA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	138 S MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2607-0149	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	088 ASSESSOR'S PLAT #2 BL
Mailing Address:	CARLSON, BREANNA 138 S MONROE ST BLISSFIELD MI 49228	Description:	LOT 9 ASSESSORS PLAT NO 2 OF THE VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 10/29/2020 for 139,000 by LA PAN, SHARYN MARIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-0149

Most Recent Permit Information

Permit PE190044 on 09/18/2019 for \$0 category Electrical.

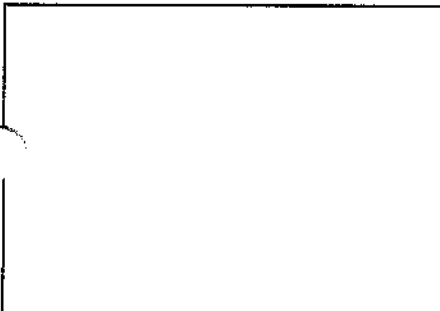
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,500	2022 Taxable:	62,500	Acreage:	0.39
 zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1928
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 50
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,136
Ground Area: 1,136
Garage Area: 528
Basement Area: 1,136
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:04 AM

Parcel:	BL2-305-0131-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LOAR, NATHANIEL & STEPHANIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	204 S MONROE ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2601/0259	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	088 ASSESSOR'S PLAT #2 BL
Mailing Address:	Description: PT OF LOT 7 RBC NEWCOMB'S ADD TO THE V/BLISSFIELD & PT OF LOT 13 AP #2 OF THE V/BLISSFIELD DES AS BEG AT THE N'E'LY COR OF LOT 7 ALSO DES AS BEG THE INTERSECTION OF THE S'E'LY LI OF MAIN STREET (54 FT WD) & THE W'E'LY LI OF SOUTH MONROE STREET (66 FT WD) TH S33°38'57"W 143.89 FT ALG SD W'E'LY LI OF S MONROE ST TH N57°00'18"W 117.03 FT ALG SD S'E'LY LI OF SD LOT 13 TH N33°46'23"E 144 FT ALG THE E'E'LY LI OF PARCEL DES IN A DEED REC IN LIBER 1401 PAGE 752 LCR TH S56°57'00"E 116.72 FT ALG THE N'E'LY LI OF SD LOT 7 (BEING THE S'E'LY LI OF SD MAIN ST) TO PT OF BEG		

Most Recent Sale Information

Sold on 07/23/2020 for 0 by LOAR, NATHANIEL.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2601/0259

Most Recent Permit Information

Permit 15-0054 on 11/10/2015 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	144 X 117 X 144 X 11
2022 S.E.V.:	70,900	2022 Taxable:	70,900	Acreage:	0.39
 zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior: Asbestos
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,460
Ground Area: 1,172
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative.

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:04 AM

Parcel:	BL2-310-0020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WOODING, JAMES A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	605 HIGH ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2612/0709	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B8 ASSESSOR'S PLAT #2 BL
Mailing Address:	WOODING, JAMES A 605 HIGH ST BLISSFIELD MI 49228	Description:	LOT 2 ASSESSORS PLAT OF J T CARPENTER'S ADD TO THE VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 02/09/2021 for 152,000 by WEILER, PHILIP M & HANNAH M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2612/0709

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	79,300	2022 Taxable:	79,300	Acreage:	0.85
 zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,690
Ground Area: 986
Garage Area: 576
Basement Area: 986
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:04 AM

Parcel:	BL2-310-0100-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DIVER VIRGIL & DONNA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	612 HIGH ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2625-0627	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	088 ASSESSOR'S PLAT #2 BL

Mailing Address:

DIVER VIRGIL & DONNA
LANGMEYER ALAN
662 KOREY'S CIRCLE
BLISSFIELD MI 49228

Description:

LOT 10 EX E 17.31 FT ASSESS PLAT OF JT CARPENTERS ADD TO VILL OF BLISSFIELD

Most Recent Sale Information

Sold on 09/30/2021 for 1 by DIVER VIRGIL & DONNA.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2625-0627

Most Recent Permit Information

None Found

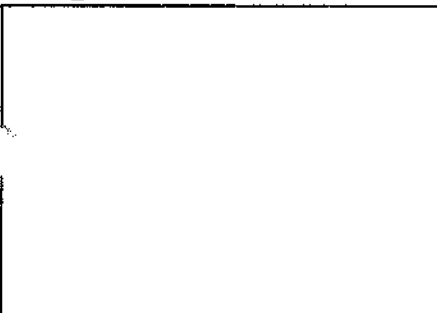
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	51,700	2022 Taxable:	51,700	Acreage:	0.40
 zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
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: 1,267
Ground Area: 1,267
Garage Area: 394
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Newcombs Addition to Blissfield Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-300-0020-00	219 E ADRIAN ST	03/08/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57
BL2-300-0080-00	302 E ADRIAN ST	07/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,500	29.58
BL2-300-0260-00	303 E JEFFERSON ST	11/18/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,500	27.00
BL2-300-0340-00	323 E JEFFERSON ST	09/24/20	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$71,800	42.76
BL2-300-0780-00	520 JIPSON ST	08/13/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$48,800	27.73
BL2-300-0794-00	512 JIPSON ST	11/30/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,800	39.75
BL2-300-0850-00	517 S LANE ST	12/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48
BL2-300-1080-00	304 S LANE ST	03/26/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,500	40.50
BL2-305-0020-00	124 S MONROE ST	07/28/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,400	41.59
BL2-305-0090-00	138 S MONROE ST	10/29/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,800	42.30
BL2-310-0100-00	612 HIGH ST	09/09/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$52,000	32.52
Totals:			\$1,742,800			\$1,742,800	\$623,800	
							Sale. Ratio =>	35.79
							Std. Dev. =>	6.16

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$129,489	\$26,891	\$16,380	0.39	0.39	\$68,951	\$1.58	0.00	OB7	2635-0221
\$124,747	\$4,493	\$9,240	0.22	0.22	\$20,423	\$0.47	0.00	OB7	2600/0378
\$98,211	\$58,929	\$7,140	0.17	0.17	\$346,641	\$7.96	0.00	OB7	2629-0941
\$170,031	\$31,049	\$33,180	0.79	0.79	\$39,303	\$0.90	0.00	OB7	2604/0698
\$231,151	\$3,444	\$58,595	4.29	4.29	\$803	\$0.02	0.00	OB7	2602-0189
\$77,294	\$16,566	\$13,860	0.33	0.33	\$50,200	\$1.15	0.00	OB7	2608-0489
\$113,164	\$33,176	\$11,340	0.27	0.27	\$122,874	\$2.82	0.00	OB7	2631-0837
\$336,628	\$18,852	\$18,480	0.44	0.44	\$42,845	\$0.98	0.00	OB7	2639-0005
\$147,523	\$11,867	\$21,390	0.46	0.46	\$25,798	\$0.59	0.00	OB8	2623-0343
\$134,161	\$22,974	\$18,135	0.39	0.39	\$58,908	\$1.35	0.00	OB8	2607-0149
\$112,081	\$66,419	\$18,600	0.40	0.40	\$166,048	\$3.81	0.00	OB8	
\$1,674,480	\$294,660	\$226,340	8.15	8.15					
Average		Average		Average		Average			
per FF=>		per Net Acre=>		36,154.60		per SqFt=>		\$0.83	

[illegible]

27A

01/29/2023

ECF Analysis for: BLO - BLISSFIELD TOWNSHIP

Page: 1/3

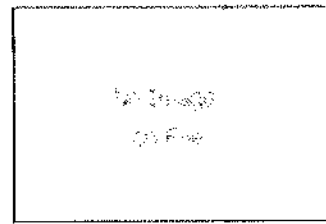
09:44 AM

DB: Blissfield 2023

Neighborhoods Used: BWBC.WEST BROOKE CONDO.

717 KOREYS CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
BE2-800-0070-00	05/06/2021 BWBC	401	182,500	9,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
le Family	CONDO	84	172,950	161,689	1.070



09:44 AM

DB: Blisfield, 2023

Neighborhoods Used: BWBC, WEST BROOKE CONDO

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

Single Family E.C.F.	: 1.070	(1)
Mobile Home E.C.F.	: 1.000	(0)
Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): BWBC - WEST BROOKE CONDO

Max # of Res. Buildings: 500	Minimum E.C.F. (Residential): 1.00
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 3.00

West Brooke Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-800-0070-00	717 KOREYS CIRCLE	05/06/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$82,000	44.93
Totals:			\$182,500			\$182,500	\$82,000	44.93
							Sale. Ratio =>	44.93

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$190,642	\$9,550	\$172,950	\$161,689	1.070	1,240	\$139.48	BW/BC CONDO		\$6,500
\$190,642		\$172,950	\$161,689			\$139.48			
				E.C.F. => 1.070					
				Ave. E.C.F. => 1.070					

Land Table	Property Class	Building Dept.
WEST BROOKE CONDO	401	84

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 9:45 AM

Parcel:	BL2-800-0070-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HAMMOND, BRENDA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	717 KOREYS CIRCLE BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2631-0242	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	BWBC WEST BROOKE CONDO
Mailing Address:	HAMMOND, BRENDA COOK, JENNIFER 717 KOREYS CIRCLE BLISSFIELD MI 49228	Description:	UNIT 7 WEST BROOKE CONDOMINIUM

Most Recent Sale Information

Sold on 12/14/2021 for 1 by HAMMOND, BRENDA.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 2631-0242

Most Recent Permit Information

None Found

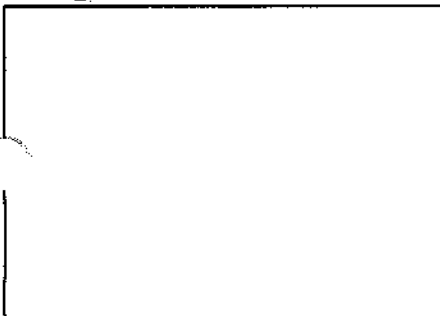
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	SITE CONDO
2022 S.E.V.:	88,400	2022 Taxable:	88,400	Acreage:	0.00
Zoning:	RM-1	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: 2006
Occupancy: Single Family
Class: C
Style: CONDO
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,240
Ground Area: 1,240
Garage Area: 450
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



West Brooke Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-800-0070-00	717 KOREYS CIRCLE	05/06/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$82,000	44.93
BL2-800-0100-00	705 KOREY'S CIR	01/12/21	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$3,000	46.15
Totals:			\$189,000			\$189,000	\$85,000	
							Sale. Ratio =>	44.97
							Std. Dev. =>	0.86

Cur. Appraisal	Est. Land Value	ECF Area	Libert/Page	Land Table	Class
\$191,142	\$7,000	BWBC 2618/0921	WEST BROOKE CONDO	401	
\$298,866	\$7,000	BWBC 2610/0872	WEST BROOKE CONDO	401	
\$490,008	\$14,000				
Site Value:	\$6,500				

28

Neighborhoods Used: OB4 - OLDER STYLE BLISSFIELD TWP, OB3 - MODERN STYLE BLISSFIELD TWP

1753 S WELLSVILLE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-206-1625-00	03/11/2022 OB3	401	135,000	31,132
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	103,868	110,647
				E.C.F.
				0.939



4180 COREY HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-222-1750-00	12/17/2021 OB3	401	595,000	100,339
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	83	494,661	492,723
				E.C.F.
				1.004



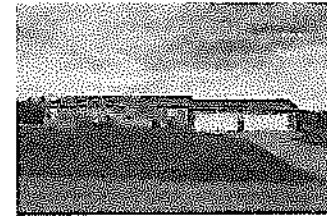
6157 RIGA HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-234-1100-00	10/08/2021 OB4	401	294,000	40,605
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	74	169,882	191,574
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	83513	94176	0.887	



12960 ATEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL0-215-4900-00	09/22/2021 OB3	401	310,000	95,036
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR/MAN	74	172,701	178,016
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	39263	40471	0.970	



Neighborhoods Used: 0B4 - OLDER STYLE BLISSFIELD TWP, 0B3 - MODERN STYLE BLISSFIELD TWP

<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BASE LEVEL	0	0	0	0	0	0
COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	191,574	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	178,016	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	0	110,647	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	492,723	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual :	972,960
Total Mobile Home Costs by Manual :	0
Total Town Home Costs by Manual :	0
Total Agricultural Costs by Manual :	134,647
Total Commercial Costs by Manual :	0

<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	169,882	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
HOME	0	0	0	0	0	0
LAR/MAN	0	0	172,701	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	0	103,868	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	494,661	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values	:	941,112
Total Mobile Home Sale Residual Values	:	0
Total Town Home Sale Residual Values	:	0
Total Agricultural Sale Residual Values	:	122,776
Total Commercial Sale Residual Values	:	0

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	7	3.39	4.09	1.011
After Application of E.C.F.s		0.39	0.55	1.000

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	0.887(1)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	0.970(1)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.939(1)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

06:48 AM

DE: Blissfield 2023

Neighborhoods Used: 0B4 - OLDER STYLE BLISSFIELD TWP, 0B3 - MODERN STYLE BLISSFIELD TWP

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

Single Family E.C.F.	: 0.967 (4)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agultural E.C.F.	: 0.912 (2)
Commercial E.C.F.	: 1.000 (0)

<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): OB4 - OLDER STYLE BLISSFIELD TWP, OB3 - MODERN STYLE BLISSFIELD TWP

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 3.00

Max #. of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Older Style Township ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL0-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200	43.11
BL0-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$90,500	29.19
BL0-222-1750-00	4180 COREY HWY	12/17/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$240,100	40.35
BL0-234-1100-00	6157 RIGA HWY	10/08/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$116,400	39.59
Totals:			\$1,334,000			\$1,334,000	\$505,200	

Sale, Ratio =>

Std. Dev. =>

37.87

6.10

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$135,140	\$31,132	\$103,868	\$110,647	0.939	1,152	\$90.16	083	1.1162
\$305,842	\$98,036	\$211,964	\$218,487	0.970	1,568	\$135.18	083	2.0249
\$563,499	\$100,339	\$494,661	\$492,723	1.004	3,976	\$124.41	083	5.4036
\$301,450	\$40,605	\$253,395	\$285,750	0.887	1,894	\$133.79	084	6.3123
\$1,305,931		\$1,063,888	\$1,107,607			\$120.89		1.0632
E.C.F. =>				0.961	Std. Deviation=>		0.04979638	
Ave. E.C.F. =>				0.950	Ave. Variance=>		3.7142	Coefficient of Var=>

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
RANCH		\$29,505	RESIDENTIAL IN AA ZONE	401	60
MODULAR/MAN		\$91,400	RESIDENTIAL IN AA ZONE	401	74
TWO STORY		\$83,625	RESIDENTIAL IN AA ZONE	401	83
CONVENTIONAL		\$37,500	RESIDENTIAL IN AA ZONE	401	74

3.910151845

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:37 AM

Parcel:	BL0-206-1625-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CILLEY, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1753 S WELLSVILLE HWY PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2635-0696	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B3 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description:		
CILLEY, ROBERT 1753 S WELLSVILLE HWY PALMYRA MI 49268	LD BEG AT W 1/4 POST SEC 6 RUNN TH N 128.45 FT TH E 208.70 FT TH S 208.69 FT TH W 208.70 FT TO W LI SD SEC TH N 80.25 FT TO POB SEC 6		

Most Recent Sale Information

Sold on 03/11/2022 for 135,000 by KOVACH MARY M (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2635-0696

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	63,700	2022 Taxable:	47,325	Acreage:	1.00
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 528
Basement Area: 1,152
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:37 AM

Parcel:	BL0-215-4900-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RHODES MICHELLE & WADE KAREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12960 ATEN RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2626 0703	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Rolling, Low, Landscaped, Wooded, Pond	Neighborhood:	0B3 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description: LD DES AS BEG AT SE COR OF SEC 15 T7S R5E TH S88°27'25"W 389.41 FT ALG S LI OF SD SEC (CNTRLI OF ATEN RD) TH N01°32'35"W 1252.86 FT TO AN INTERMEDIATE TRAVERSE LI TH DOWNSTREAM M/L ALG TOP OF BANK OF RIVER RAISIN ALG AN INTERMEDIATE TRAVERSE LI THE FOLLOWING (3) COURSES S67°56'23"E 54.52 FT AND S44°46'19"E 202.84 FT AND S79°09'23"E 205.30 FT TH S01°32'35"E 1039.20 FT TO POB (SURVEY 10 AC INSIDE INTERMEDIATE TRAVERSE LINE LOT LINES EXTENT TO EDGE OF WATER OF RIVER RAISIN - CONTAINS A NET AREA OF 10.13 ACRES M/L TO EDGE OF WATER OF RIVER RAISIN)		
	RHODES MICHELLE & WADE KAREN 12960 ATEN RD BLISSFIELD MI 49228		

Most Recent Sale Information

Sold on 09/22/2021 for 310,000 by ZUCCARELL, RYAN D & EMMAGENE E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2626 0703

Most Recent Permit Information

Permit 18-01 on 01/21/2018 for \$0 category POLE BARN.

Physical Property Characteristics

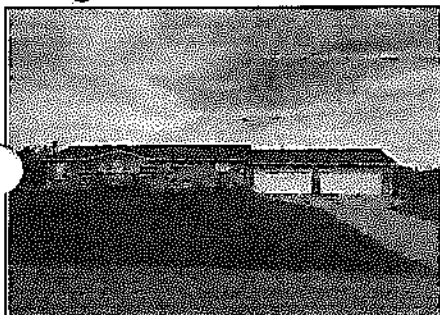
2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	144,200	2022 Taxable:	144,200	Acreage:	11.13
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior:
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,568
Ground Area: 1,568
Garage Area: 960
Basement Area: 1,568
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:37 AM

Parcel:	BLO-222-1750-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STAIKOPOULOS, HRISTOS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4180 COREY HWY BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2631-0321	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped, Pond	Neighborhood:	0B3 MODERN STYLE BLISSFIELD TWP
Mailing Address:	Description:		
STAIKOPOULOS, HRISTOS	LD BEG 1375.65 FT S OF N 1/4 COR SEC 22 TH S 321.92 FT TH S 89°19'37"W 1352.68 FT TH N 0°11'46"W 321.91 FT TH N		
GREENE, LEEANN	89°19'37"E 1353.79 FT TO POB SEC 22		
4180 COREY HWY			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 12/17/2021 for 595,000 by DOMSCHOT, CHRISTINE R, LIV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-0321

Most Recent Permit Information

Permit 22-0005 on 07/05/2022 for \$50,000 category POLE BARN.

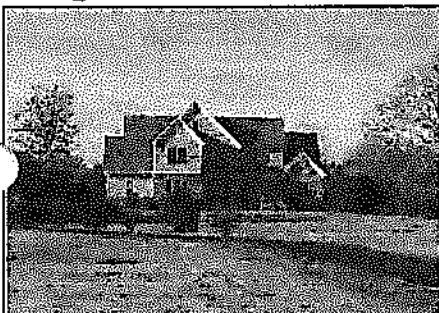
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	263,200	2022 Taxable:	263,200	Acreage:	10.50
Zoning:	AA	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: 2006
Occupancy: Single Family
Class: C+10
Style: TWO STORY
Exterior: Stone/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 0
Full Baths: 3 Half Baths: 1
Floor Area: 3,976
Ground Area: 2,320
Garage Area: 844
Basement Area: 2,320
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/21/2023 7:37 AM

Parcel:	BLO-234-1100-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WORDEN KENNETH & KIMBERLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6157 RIGA HWY BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2627-0554	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0B4 OLDER STYLE BLISSFIELD TWP
Mailing Address:	Description:		
WORDEN KENNETH & KIMBERLY 159 ELIZABETH ST PETERSBURG MI 49270	LD BEG 760.55 FT S 2 DEG 5'E FROM NW COR SEC 34 RUNN TH N 88 DEG 24'E 275 FT TH S 2 DEG 5'E 225 FT TH S 88 DEG 24'W 275 FT TH N 2 DEG 5'W 225 FT TO POB SEC 34		

Most Recent Sale Information

Sold on 10/08/2021 for 294,000 by GILSON, DANIEL J III.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-0554

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	139,100	2022 Taxable:	139,100	Acreage:	1.42
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1900	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 74	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 2 Half Baths: 0	
Floor Area: 1,894	
Ground Area: 1,712	
Garage Area: 0	
Basement Area: 604	
Basement Walls:	
Estimated TCV: Tentative	

Image



Residential in AA District Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BLO-206-1625-00	1753 S WELLSVILLE HWY	03/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,200	43.11
BLO-220-1300-00	10399 ROUGET RD	11/23/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,900	43.16
BLO-219-1075-00	9187 ROUGET RD	09/01/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$77,500	46.41
BLO-217-1810-00	3501 S BLISSFIELD HWY	11/25/20	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$87,100	45.96
BLO-234-1100-00	6157 RIGA HWY	10/08/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$116,400	39.59
BLO-206-3175-00	9261 PIXLEY RD	08/03/21	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$70,900	57.41
BLO-206-1060-00	1465 S WELLSVILLE HWY	08/31/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,800	47.26
BLO-234-3600-00	6971 RIGA HWY	08/31/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,500	44.33
BLO-222-1750-00	4180 COREY HWY	12/17/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$240,100	40.35
BLO-215-4900-00	12960 ATEN RD	09/22/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$90,500	29.19

Totals: \$2,254,000 \$2,254,000 \$937,900 Sale. Ratio => 41.61
Std. Dev. => 7.09

Description: RES IN AA ZONE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	35,000	3 Acre:	50,000	10 Acre:	82,500	30 Acre:	210,000
1.5 Acre:	40,000	4 Acre:	55,000	15 Acre:	105,000	40 Acre:	280,000
2 Acre:	42,500	5 Acre:	60,000	20 Acre:	140,000	50 Acre:	350,000
2.5 Acre:	45,000	7 Acre:	62,500	25 Acre:	175,000	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$135,140	\$29,365	\$29,505	1.00	1.00	\$29,365	\$0.67	OB3	2635-0696
\$177,395	\$12,605	\$35,000	1.00	1.00	\$12,605	\$0.29	OB4	2608/0123
\$192,228	\$10,972	\$36,200	1.12	1.12	\$9,796	\$0.22	OB4	2603/0359
\$221,015	\$4,535	\$36,050	1.25	1.25	\$3,637	\$0.08	OB3	2608/0987
\$301,450	\$30,050	\$37,500	1.42	1.42	\$21,162	\$0.49	OB4	2627-0554
\$159,771	\$4,854	\$41,125	1.95	1.95	\$2,489	\$0.06	OB4	2623-0783
\$161,798	\$14,702	\$41,500	2.00	2.00	\$7,351	\$0.17	OB3	2603/0534
\$180,793	\$24,207	\$55,000	4.90	4.90	\$4,940	\$0.11	OB4	
\$563,499	\$115,126	\$83,625	10.50	10.50	\$10,964	\$0.25	OB3	2631-0321
\$305,842	\$95,558	\$91,400	11.13	11.13	\$8,586	\$0.20	OB3	2626 0703
\$2,398,931	\$341,974	\$486,905	36.27	36.27				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		9,429.34		per SqFt=>		
						\$0.22		

Land Table	Class
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401
RESIDENTIAL IN AA ZONE	401

2023 Blissfield Township Land Value Study Residential Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Zoning	Water	Sewer	Comments
BL-2-230-2720-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes	
BL-2-230-2730-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes	
BL-2-230-2740-00	2/12/2021	\$15,000.00	0.457	\$32,822.76	R-1	Yes	Yes	
BL-2-231-1770-00	2/18/2020	\$36,000.00	9.23	\$3,900.33	RM-1	Yes	Yes	

29

Neighborhoods Used: 0L9, PARKWOOD ADDITION

210 SUGAR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-640-0060-00	10/20/2021 0L9	401	182,500	20,787
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	64	161,713	121,049
				E.C.F. 1.336



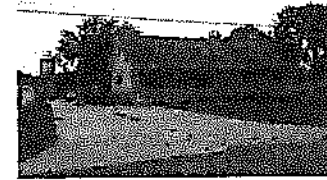
202 SUGAR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-640-0100-00	08/16/2021 0L9	401	175,000	16,448
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	70	158,552	174,449
				E.C.F. 0.909



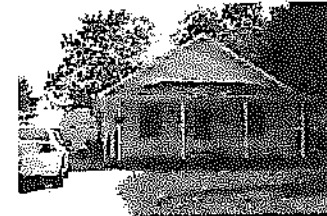
701 S LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-640-0110-00	07/01/2021 0L9	401	210,000	24,531
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	75	185,469	218,033
				E.C.F. 0.851



721 PARKWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-640-0410-00	08/05/2020 0L9	401	129,900	11,707
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	118,193	150,692
				E.C.F. 0.784



7 PARKWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-640-0270-00	07/08/2020 0L9	401	110,000	9,576
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SINGLE STORY	78	100,424	134,502
				E.C.F. 0.747



* Style *	911.100	811.90	711.80	611.70	511.60	0.50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	0.851(1)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	1.336(1)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	0.784(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	0.747(1)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.000(0)	0.909(1)	1.000(0)	1.000(0)

08:17 AM

DS: Blissfield 2023

Neighborhoods Used: 0L9.PARKWOOD ADDITION

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

Single Family E.C.F.	: 0.907 (5)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

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

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
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): 019 - PARKWOOD ADDITION

Max. # of Res. Buildings: 500	Minimum E.C.F. (Residential): 0.30 Maximum E.C.F. (Residential): 3.00
Max. # of Ag. Buildings: 500	Minimum E.C.F. (Agricultural): 0.30 Maximum E.C.F. (Agricultural): 3.00
Max. # of C/I Buildings: 500	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

Parkwood Addition ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale
BL2-640-0060-00	210 SUGAR ST	10/20/21	\$182,500	PTA	03-ARM'S LENGTH	\$182,500	\$59,700	32.71
BL2-640-0100-00	202 SUGAR ST	08/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,100	36.63
BL2-640-0110-00	701 S LANE ST	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,500	45.00
BL2-640-0270-00	712 PARKWOOD AVE	07/08/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,100	57.36
BL2-640-0410-00	721 PARKWOOD AVE	08/05/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$65,400	50.35

Totals: \$807,400

\$807,400 \$346,800

Sale. Ratio =>

42.95

Std. Dev. =>

10.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.ft.	ECF Area	Dev. by Mean (%)
\$121,258	\$20,787	\$161,713	\$121,049	1.336	1,044	\$154.90	019	41.0643
\$161,241	\$16,448	\$158,552	\$174,449	0.909	1,636	\$96.91	019	1.6412
\$205,498	\$24,531	\$185,469	\$218,033	0.851	1,800	\$103.04	019	7.4635
\$121,213	\$9,576	\$100,424	\$134,502	0.747	1,152	\$87.17	019	17.8650
\$136,781	\$11,707	\$118,193	\$150,692	0.784	1,152	\$102.60	019	14.0946
\$745,991		\$724,351	\$798,725			\$108.92		1.8399
E.C.F. =>				0.907	Std. Deviation=>		0.23782791	
Ave. E.C.F. =>				0.925	Ave. Variance=>		16.4257 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$19,875	PARKWOOD ADDITION	401	64
TWO STORY	\$16,448	PARKWOOD ADDITION	401	70
CAPE COD	\$16,167	PARKWOOD ADDITION	401	75
SINGLE STORY	\$9,576	PARKWOOD ADDITION	401	78
RANCH	\$9,427	PARKWOOD ADDITION	401	83

17.75208127

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:18 AM

Parcel:	BL2-640-0060-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KENNON, LINDA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	210 SUGAR ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2628-0089	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L9 PARKWOOD ADDITION
Mailing Address:	KENNON, LINDA 210 SUGAR ST BLISSFIELD MI 49228	Description:	LOTS 6 AND 7 PARKWOOD ADD TO BLISSFIELD

Most Recent Sale Information

Sold on 10/20/2021 for 182,500 by BLISSFIELD CONSTRUCTION SERVICES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628-0089

Most Recent Permit Information

Permit 21-8985 on 11/04/2021 for \$0 category NEW CONSTRUCT.,

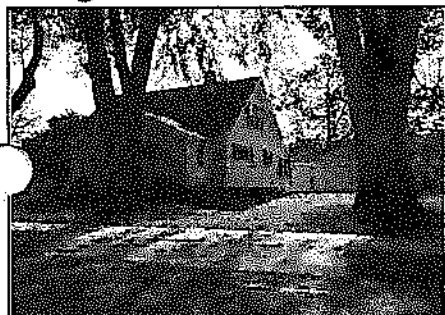
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	95 X 140 X 95 X 140
2022 S.E.V.:	58,800	2022 Taxable:	58,800	Acreage:	0.26
Zoning:	R-2	Land Value:	Tentative	Frontage:	80.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	140.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,044
Ground Area: 864
Garage Area: 576
Basement Area: 864
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:18 AM

Parcel:	BL2-640-0100-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GARCIA, REUBEN & SHELBY P	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	202 SUGAR ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2624-0376	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L9 PARKWOOD ADDITION
Mailing Address:	Description:		
GARCIA, REUBEN & SHELBY P 202 SUGAR ST BLISSFIELD MI 49228	BEING PT OF LOTS 10 & 11 PARKWOOD ADD TO BLISSFIELD DES AS BEG AT NW COR OF LOT 11 TH S 68.32 FT ALG E LI OF S LANE ST TH N89°59'54"E 95.11 FT TO E LI OF LOT 10 TH N 68.43 FT ALG E LI OF LOT 10 TO S LI OF SUGAR ST TH S89°56'03"W 95.25 FT ALG S LI OF SUGAR ST TO POB.		

Most Recent Sale Information

Sold on 08/16/2021 for 175,000 by SABLICH, MICHAEL B.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2624-0376

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	95 X 68 X 95 X 68
2022 S.E.V.:	76,800	2022 Taxable:	76,800	Acreage:	0.15
Zoning:	R-2	Land Value:	Tentative	Frontage:	95.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	68.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C
Style: TWO STORY
Exterior:
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,636
Ground Area: 1,355
Garage Area: 350
Basement Area: 1,355
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:18 AM

Parcel:	BL2-640-0110-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CIACELLI, RYAN L & LINDSEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	701 S LANE ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2643-0492	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L9 PARKWOOD ADDITION
Mailing Address:	Description:		
CIACELLI, RYAN L & LINDSEY 701 S LANE ST BLISSFIELD MI 49228	BEING PT OF LOTS 10 & 11 PARKWOOD ADD TO BLISSFIELD DES AS COMM AT TH NW COR OF LOT 11 TH S 68.32 FT ALG E LI OF S LANE ST FOR A POB TH CONT S 79 FT TO CNTRLI OF VAC ALLEY TH N89°59'54"E 94.95 FT ALG SD CNTRLI TH N 79 FT TO A PT ON E LI OF LOT 10 TH S89°59'54"W 95.11 FT TO POB.		

Most Recent Sale Information

Sold on 08/05/2022 for 0 by GALLUP, LINDSEY.

Terms of Sale: 09-FAMILY

Liber/Page: 2643-0492

Most Recent Permit Information

Permit PB210047 on 08/19/2021 for \$9,133 category Res. Add/Alter/Repair.

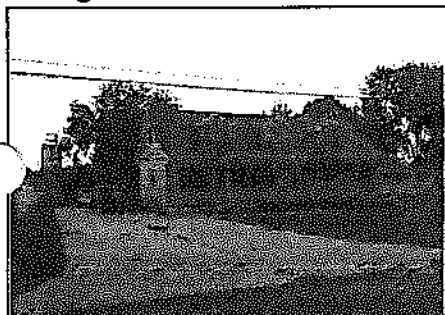
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	79 X 95 X 79 X 95
2022 S.E.V.:	97,100	2022 Taxable:	97,100	Acreage:	0.17
Zoning:	R-2	Land Value:	Tentative	Frontage:	79.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	95.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Single Family
Class: C+5
Style: CAPE COD
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 2
Floor Area: 1,800
Ground Area: 1,200
Garage Area: 720
Basement Area: 1,200
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:18 AM

Parcel:	BL2-640-0270-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TOOTHMAN, WILLIAM	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	712 PARKWOOD AVE BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2646-0121	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L9 PARKWOOD ADDITION
Mailing Address:	TOOTHMAN, WILLIAM 712 PARKWOOD AVE BLISSFIELD MI 49228	Description:	LOT 27 PARKWOOD ADD TO BLISSFIELD

Most Recent Sale Information

Sold on 10/04/2022 for 142,500 by MILETICH, STEVEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2646-0121

Most Recent Permit Information

None Found

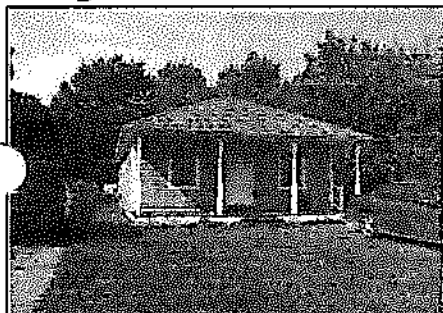
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	40 X 130 X 40 X 130
2022 S.E.V.:	57,300	2022 Taxable:	57,300	Acreage:	0.12
Zoning:	R-2	Land Value:	Tentative	Frontage:	40.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C+5
Style: SINGLE STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 0
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:18 AM

Parcel:	BL2-640-0410-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KERN, KRYSTYN & MELLEM JACOB	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	721 PARKWOOD AVE BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2601/0847	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	0L9 PARKWOOD ADDITION
Mailing Address:	KERN, KRYSTYN & MELLEM JACOB 721 PARKWOOD AVE BLISSFIELD MI 49228	Description:	LOT 41 PARKWOOD ADDITION TO BLISSFIELD

Most Recent Sale Information

Sold on 08/05/2020 for 129,900 by MELINN, COREY & BRITTANY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2601/0847

Most Recent Permit Information

None Found

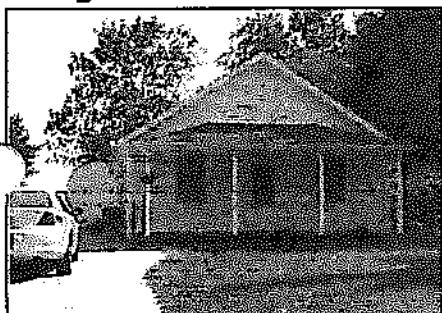
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	40 X 126 X 40 X 126
2022 S.E.V.:	64,400	2022 Taxable:	64,252	Acreage:	0.12
Zoning:	R-2	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	126.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior:
% Good (Physical): 83
Heating System: Forced Heat & Cool
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: 0
Basement Walls:
Estimated TCV: Tentative

Image



Parkwood Addition Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-640-0100-00	202 SUGAR ST	08/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,108	36.63
BL2-640-0110-00	701 S LANE ST	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,500	45.00
BL2-640-0270-00	712 PARKWOOD AVE	07/08/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,100	57.36
BL2-640-0410-00	721 PARKWOOD AVE	08/05/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$65,400	50.35
Totals:			\$624,900			\$624,900	\$287,100	
							Sale. Ratio =>	45.94
							Std. Dev. =>	8.75

Cur: Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$164,459	\$30,207	\$19,666	71.5	68.0	0.15	0.15	\$422	\$204,101	\$4.69
\$208,661	\$20,669	\$19,330	70.3	95.0	0.17	0.17	\$294	\$120,169	\$2.76
\$123,086	(\$1,637)	\$11,449	41.6	130.0	0.12	0.12	(\$39)	(\$13,756)	(\$0.32)
\$138,626	\$2,546	\$11,272	41.0	126.0	0.12	0.12	\$62	\$21,948	\$0.50
\$634,832	\$51,785	\$61,717	224.4		0.56	0.56			
Average									
per FF=>			\$231			93,306.31			
								Average	
								per SqFt=>	\$2.14

Actual Front	ECF Area	Libor/Page	Land Table	Class	Rate Group 1
95.00	0L9	2624-0376	PARKWOOD ADDITION	401	PARKWOOD
79.00	0L9	2622-0040	PARKWOOD ADDITION	401	PARKWOOD
40.00	0L9	2600/0587	PARKWOOD ADDITION	401	PARKWOOD
40.00	0L9	2601/0847	PARKWOOD ADDITION	401	PARKWOOD

30

08:35 AM

DB: Blissfield 2023

Neighborhoods Used: 05L.VICTORY & PORTER ADDITIONS

613 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-710-0080-00	01/19/2022 05L	401	169,900	17,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	72	152,850	167,084
				E.C.F. 0.915



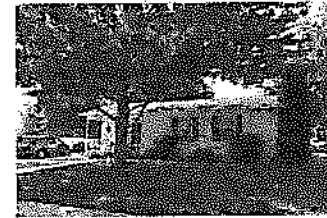
516 DEPOT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-710-0270-00	07/26/2021 05L	401	166,500	31,802
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	134,698	143,143
				E.C.F. 0.941



100 VETERANS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-710-0092-00	06/22/2021 05L	401	145,000	11,946
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	133,054	121,977
				E.C.F. 1.091



615 GILES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-710-0011-00	04/26/2021 05L	401	110,000	11,396
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	98,604	116,811
				E.C.F. 0.844



Neighborhoods Used: 05L.VICTORY & PORTER ADDITIONS

Style	91..100	81..90	71..80	61..70	51..60	0..50
1-LEVEL	0	0	0	0	0	0
COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	167,084	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	238,789	0	143,143	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	0	0	0	0

Total Single Family Costs by Manual	:	549,015
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

Style	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	152,850	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
HOME	0	0	0	0	0	0
LAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	231,658	0	134,698	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	0	0	0	0

Total Single Family Sale Residual Values	:	519,206
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				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	2	6.34	8.66	1.005
After Application of E.C.F.s		5.88	8.33	1.008

```

<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>

* Style *
BI - LEVEL      91..100      81..90      71..80      61..70      51..60      0..50
CAPE COD      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
COLONIAL      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
CONDO      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
CONTEMPORARY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
CONVENTIONAL      1.000( 0)      1.000( 0)      0.915( 1)      1.000( 0)      1.000( 0)      1.000( 0)
DUPLEX      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
HISTORICAL      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
HOMESITE      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
MODULAR/MAN      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
MULTI - FAMILY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
OTHER      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
RANCH      1.000( 0)      0.970( 2)      1.000( 0)      0.941( 1)      1.000( 0)      1.000( 0)
SINGLE STORY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
TRI - LEVEL      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)
TWO STORY      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)

```

Neighborhoods Used: 05L.VICTORY & PORTER ADDITIONS

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

Single Family E.C.F. : 0.946 (4)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 05L - VICTORY & PORTER ADDITIONS

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.81

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Victory & Porter Additions ECF Analysis

[illegible]

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$113,022	\$11,396	\$98,604	\$116,811	0.844	1,036	\$95.18	05L	10.3560
\$162,413	\$17,050	\$152,850	\$167,084	0.915	1,245	\$122.77	05L	3.2880
\$118,066	\$11,946	\$133,054	\$121,977	1.091	1,036	\$128.43	05L	14.3123
\$156,336	\$31,802	\$134,698	\$143,143	0.941	1,461	\$92.20	05L	0.6683
\$549,837		\$519,206	\$549,015			\$109.64		0.1985
				E.C.F. =>	Std. Deviation=>		0.10381803	
				Ave. E.C.F. =>	Ave. Variance=>		7.1561 Coefficient of Var=>	
				0.948				

Building Style	Land Value	Land Table	Property Class	Building Dept.
RANCH	\$9,350	VICTORY/PORTER ADDNS	401	83
CONVENTIONAL	\$17,050	VICTORY/PORTER ADDNS	401	72
RANCH	\$9,900	VICTORY/PORTER ADDNS	401	83
RANCH	\$23,650	VICTORY/PORTER ADDNS	401	64

7.551144837

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:37 AM

Parcel:	BL2-710-0011-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TOWNSEND, KYLE & DELANEY ALORA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	615 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2618/0199	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	05L VICTORY & PORTER ADDITIONS
Mailing Address:	Description:		
TOWNSEND, KYLE & DELANEY ALORA 615 GILES AVE BLISSFIELD MI 49228	PT OF LOT 1, VICTORY ADD TO VILLAGE OF BLISSFIELD, DES AS BEG AT NW COR OF LOT 1 TH S62°42'29"E 82.49 FT (S62°48'E 82.5 FT) ALG N'LY LI OF LOT 1 TH S25°39'19"W 82.96 FT (S25°33'W) ALG E'LY LI TH N64°43'10"W 95.04 FT TH N33°59'00"E 86.85 FT ALG W'LY LI OF LOT 1 ALSO BEING E'LY LI OF GILES AVE TO POB.		

Most Recent Sale Information

Sold on 04/26/2021 for 110,000 by CONNELLY, KEISIA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2618/0199

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	52,500	2022 Taxable:	52,500	Acreage:	0.17
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,036
Ground Area: 1,036
Garage Area: 0
Basement Area: 1,120
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:37 AM

Parcel:	BL2-710-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	AMBIL, AMY M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	613 GILES AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2645-0906	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	05L VICTORY & PORTER ADDITIONS
Mailing Address:	AMBIL, AMY M 613 GILES AVE BLISSFIELD MI 49228	Description:	LOT 8 VICTORY ADD TO VILLAGE OF BLISSFIELD

Most Recent Sale Information

Sold on 09/28/2022 for 180,000 by PRINCE CRAIG & MCCOOL MORGAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2645-0906

Most Recent Permit Information

Permit PM220018 on 05/17/2022 for \$0 category Mechanical.

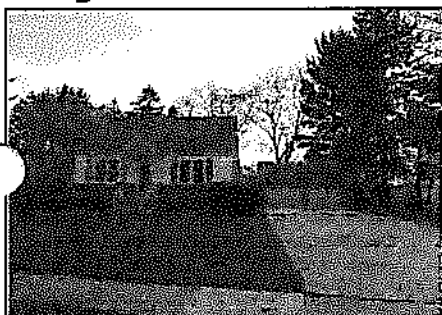
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	75,300	2022 Taxable:	74,474	Acreage:	0.31
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,245
Ground Area: 1,020
Garage Area: 672
Basement Area: 1,020
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:37 AM

Parcel:	BL2-710-0092-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHMIDT, SANDRA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	100 VETERANS AVE BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2621-0296	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	05L VICTORY & PORTER ADDITIONS
Mailing Address:	Description: PT OF LOT 9 PLAT OF VICTORY ADDITION TO VILLAGE BLISSFIELD FUR DES AS COMM AT NE COR OF SD LOT 9 & RUNN TH S1^34'E ALG E LI OF SD LOT 88.70 FT TO SE COR OF SD LOT TH S88^18'W ALG S LI 92 FT TH N11^47'42"E 112.51 FT TO NLY LI OF LOT 9 & BEING ALSO TH S'LY LI OF VETERANS AVE TH SE'LY ALG A 333.76 FT RAD CUR LEFT AN ARC DIST OF 69.28 FT (CHD BEAR & DIST BEING 574^16'29"E E 69.16 FT) TO POB (SURVEY 0.18 AC)		

Most Recent Sale Information

Sold on 06/22/2021 for 145,000 by RAAB, KAREN ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2621-0296

Most Recent Permit Information

None Found

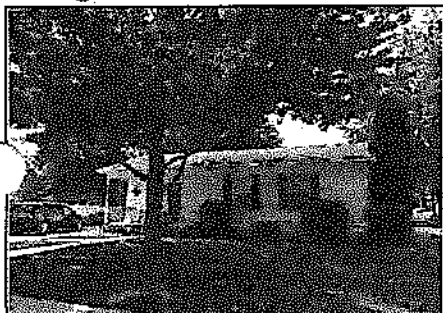
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	54,900	2022 Taxable:	54,900	Acreage:	0.18
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,036
Ground Area: 1,036
Garage Area: 0
Basement Area: 1,036
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:37 AM

Parcel:	BL2-710-0270-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	YOUNG-WENKEL, CELIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	516 DEPOT ST BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2623-0181	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	High, Landscaped	Neighborhood:	05L VICTORY & PORTER ADDITIONS
Mailing Address:	YOUNG-WENKEL, CELIA 516 DEPOT ST BLISSFIELD MI 49228	Description:	LOT 27 VICTORY ADD. TO VILL. OF BLISSFIELD

Most Recent Sale Information

Sold on 07/26/2021 for 166,500 by BOLLIN, JORDAN S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-0181

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	73,300	2022 Taxable:	73,300	Acreage:	0.43
Zoning:	R-2	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1964
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,461
Ground Area: 1,461
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-710-0011-00	615 GILES AVE	04/26/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,600	46.00
BL2-710-0080-00	613 GILES AVE	01/19/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$73,300	43.14
BL2-710-0092-00	100 VETERANS AVE	06/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,400	35.45
BL2-710-0120-00	625 S LANE ST	07/29/20	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$58,200	42.64
BL2-710-0260-00	520 DEPOT ST	07/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,200	44.65
BL2-710-0270-00	516 DEPOT ST	07/26/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$59,300	35.62
Totals:			\$882,900			\$882,900	\$362,000	
							Sale. Ratio =>	41.00
							Std. Dev. =>	4.58

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-710-0011-00	615 GILES AVE	04/26/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,600	46.00
BL2-710-0080-00	613 GILES AVE	01/19/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$73,300	43.14
BL2-710-0092-00	100 VETERANS AVE	06/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,400	35.45
BL2-710-0120-00	625 S LANE ST	07/29/20	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$58,200	42.64
BL2-710-0260-00	520 DEPOT ST	07/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,200	44.65
BL2-710-0270-00	516 DEPOT ST	07/26/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$59,300	35.62
Totals:			\$882,900			\$882,900	\$362,000	
							Sale. Ratio =>	41.00
							Std. Dev. =>	4.58

Curr.	Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Egt Area
									Liber/Page
\$113,022	\$6,328	\$9,350	0.17	0.17	#REF!	\$37,224	\$0.85	05L 2618-0199	
\$162,413	\$24,537	\$17,050	0.31	0.31	#REF!	\$79,152	\$1.82	05L 2633-0083	
\$118,066	\$36,834	\$9,900	0.18	0.18	#REF!	\$204,633	\$4.70	05L 2621-0296	
\$156,105	(\$2,555)	\$17,050	0.31	0.31	#REF!	(\$8,242)	(\$0.19)	05L 2601/0494	
\$166,437	\$7,263	\$18,700	0.34	0.34	#REF!	\$21,362	\$0.49	05L 2623-0734	
\$156,336	\$33,814	\$23,650	0.43	0.43	#REF!	\$78,637	\$1.81	05L 2623-0181	
\$872,379	\$106,221	\$95,700	1.74	1.74	Average per FF=>	Average per Sqft=>	Average per Net Acre=> \$1.40	61,046.55	

Land Table	Class
VICTORY/PORTER ADDNS	401
VICTORY/PORTER ADDNS	401
VICTORY/PORTER ADDNS	401
VICTORY/PORTER ADDNS	401
VICTORY/PORIER ADDNS	401
VICTORY/PORIER ADDNS	401

31

01/29/2023

ECF Analysis for: BL0 - BLISSFIELD TOWNSHIP

Page: 1/3

08:53 AM

DB: Blissfield-2023

Neighborhoods Used: 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

123 RAILROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-650-0111-00	04/09/2021 00L	401	120,000	24,031
Occupancy	Style	%Good	ResidualValue	CostByManual
1e Family	CONVENTIONAL	64	95,969	105,034
				E.C.F. 0.914



217 RAILROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-650-0260-00	02/12/2021 00L	401	119,900	38,808
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	81,092	75,866
				E.C.F. 1.069



110 SHERMAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
BL2-650-0041-00	01/20/2021 00L	401	172,000	28,058
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	64	143,942	167,851
				E.C.F. 0.858



08:53 AM

DE: Blissfield 2023.

Neighborhoods Used: 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

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

Single Family E.C.F. : 0.920 (3)
 Multiple Home E.C.F. : 1.000 (0)
 Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

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

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 2

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): 00L - ROBERT POLLARDS ADD TO VILL LYON, 02L - QUEEN MARY ADDITION

Max # of Res. Buildings: 500

Minimum E.C.F. (Residential): 0.80

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 500

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 500

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Queen Mary Robert Pollards Addn ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-650-0041-00	110 SHERMAN ST	01/20/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$73,500	42.62
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00
BL2-650-0260-00	217 RAILROAD ST	02/12/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$54,100	45.12
Totals:			\$411,900			\$411,900	\$174,200	
							Sale. Ratio =>	42.29
							Std. Dev. =>	3.08

Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$182,481	\$28,058		\$143,942	\$167,851	0.858	1,843	\$78.10	001	8.9154
\$120,662	\$24,031		\$95,969	\$105,034	0.914	1,240	\$77.39	001	3.3015
\$108,605	\$38,808		\$81,092	\$75,866	1.069	814	\$99.62	001	12.2169
\$411,748		\$321,003		\$348,751			\$85.04		
E.C.F. =>					0.920	Std. Deviation=>		0.10946131	
Ave. E.C.F. =>					0.947	Ave. Variance=>		8.1446 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$16,335	ROBERT POLLARD ADD	401	64
CONVENTIONAL	\$21,615	ROBERT POLLARD ADD	401	64
CONVENTIONAL	\$32,670	ROBERT POLLARD ADD	401	60

8.603009477

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:55 AM

Parcel:	BL2-650-0041-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FULLER, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	110 SHERMAN ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2611/0283	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00L ROBERT POLLARDS ADD TO VILL LYON
Mailing Address:	FULLER, ROBERT 110 SHERMAN ST BLISSFIELD MI 49228	Description:	LOT 4 EX THE E 2 RDS ROBERT POLLARDS ADD TO VILLAGE OF LYON

Most Recent Sale Information

Sold on 01/20/2021 for 172,000 by MILETICH, CHRISTOPHER J & ALLIENE D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2611/0283

Most Recent Permit Information

Permit PM180026 on 07/17/2018 for \$0 category Mechanical.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	49.5 X 175 X 49 X 172
2022 S.E.V.:	89,300	2022 Taxable:	89,300	Acreage:	0.20
Zoning:	R-2	Land Value:	Tentative	Frontage:	49.5
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	173.5

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,843
Ground Area: 1,092
Garage Area: 572
Basement Area: 788
Basement Walls: Block
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:55 AM

Parcel:	BL2-650-0111-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	THORNTON, ERICA L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	123 RAILROAD ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2617/0315	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BLO BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00L ROBERT POLLARDS ADD TO VILL LYON
Mailing Address:	THORNTON, ERICA L DUSSIA BOSTON 123 RAILROAD ST BLISSFIELD MI 49228	Description:	E 1/2 OF LOT 11 ALSO E 1/2 OF LOT 7 ROBERT POLLARD'S ADD TO VILLAGE OF LYON

Most Recent Sale Information

Sold on 04/09/2021 for 120,000 by CROSS, MARY N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617/0315

Most Recent Permit Information

Permit PB210015 on 04/16/2021 for \$3,000 category Res. Add/Alter/Repair.

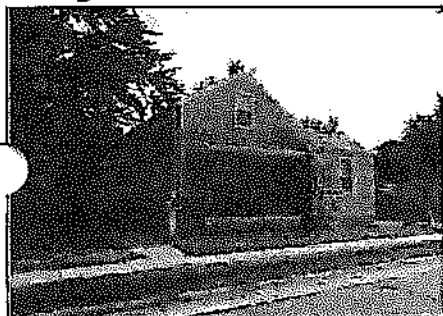
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	65.5 X 171 X 65.5 X 1
2022 S.E.V.:	62,200	2022 Taxable:	62,200	Acreage:	0.26
Zoning:	R-2	Land Value:	Tentative	Frontage:	65.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	171.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,240
Ground Area: 1,000
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/29/2023 8:55 AM

Parcel:	BL2-650-0260-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KENDRICK, JOHN W	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	217 RAILROAD ST BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2612/0801	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	BL0 BLISSFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High, Landscaped	Neighborhood:	00L ROBERT POLLARDS ADD TO VILL LYON
Mailing Address:	KENDRICK, JOHN W 217 RAILROAD ST BLISSFIELD MI 49228	Description:	LOT 26 ROBERT POLLARD'S ADD TO VILLAGE OF LYON

Most Recent Sale Information

Sold on 02/12/2021 for 119,900 by RUTH, SANDRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2612/0801

Most Recent Permit Information

Permit PB210073 on 11/23/2021 for \$11,845 category Shed.

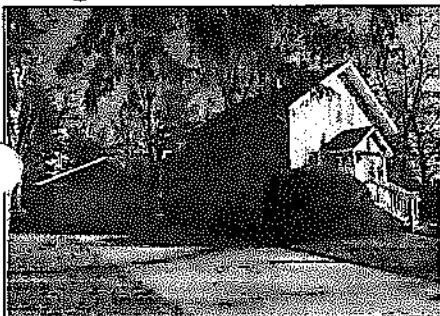
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	99 X 154 X 99 X 151
2022 S.E.V.:	59,900	2022 Taxable:	59,900	Acreage:	0.35
Zoning:	RM-1	Land Value:	Tentative	Frontage:	99.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	152.5

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior: Alum., Vinyl
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 814
Ground Area: 704
Garage Area: 440
Basement Area: 704
Basement Walls: Poured
Estimated TCV: Tentative

Image



Queen Mary Robert Pollard Addn Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL2-650-0041-00	110 SHERMAN ST	01/20/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$73,300	42.62
BL2-650-0111-00	123 RAILROAD ST	04/09/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00
BL2-650-0260-00	217 RAILROAD ST	02/12/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$54,100	45.12
Totals:			\$411,900			\$411,900	\$174,200	
							Sale. Ratio =>	42.29
							Std. Dev. =>	3.08

Cur Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt
\$190,896	\$5,854	\$24,750	49.5	173.5	0.20	0.20	\$118	\$29,716	\$0.68
\$131,797	\$20,953	\$32,750	65.5	171.0	0.26	0.26	\$320	\$81,529	\$1.87
\$125,435	\$43,965	\$49,500	99.0	152.5	0.35	0.35	\$444	\$126,700	\$2.91
\$448,128	\$70,772	\$107,000	214.0		0.80	0.80			
Average									
per Ff=>			\$331			88,354.56		Average	
								per SqFt=>	\$2.03

Actual Front	ECF Area	Liberal/ Page	Land Table	Class	Rate Group 1
49.50	001 2611/0283	ROBERT POLLARD ADD	401	RPOLL	
65.50	001 2617/0315	ROBERT POLLARD ADD	401	RPOLL	
99.00	001 2612/0801	ROBERT POLLARD ADD	401	RPOLL	