

7

01/16/2023

02:44 PM

ECF Analysis for: 06 - FAYETTE TWP

Page: 1/3

DB: Fayette 2023

Neighborhoods Used: SUBS.TWP SUBS

4700 CHADAM LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 315 001 004	01/14/2022 SUBS	401	208,000	26,928
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	181,072	1.015

No Image
on File

4715 CHADAM LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 315 001 013	12/16/2021 SUBS	401	350,000	37,846
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	312,154	1.273



2203 BLACKMER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 325 001 016	11/09/2021 SUBS	401	549,900	130,806
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	73	419,094	0.645



2070 BLACKMER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 325 001 029	10/08/2021 SUBS	401	265,000	28,273
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	73	236,727	0.948

No Image
on File

5 COLLARD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 300 001 018	07/07/2021 SUBS	401	220,000	19,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78	200,200	1.036

No Image
on File

4855 FITZPATRICK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 340 001 011	07/14/2020 SUBS	401	156,000	6,975
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	149,025	0.830

No Image
on File

2220 BLACKMER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 325 001 022	06/01/2020 SUBS	401	254,000	32,707
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	221,293	0.868

No Image
on File

4945 HOMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 375 001 006	05/15/2020 SUBS	401	107,000	20,880
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	86,120	0.696

No Image
on File

Neighborhoods Used: SUBS.TWP SUBS

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Single Family Computed Costs by Manual

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	255,007	358,024	245,231	123,671	0
5 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI LEVEL	0	0	1,092,978	0	0	0
LOG	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,074,912

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

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Single Family Sale Residual Values

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	221,293	330,097	312,154	86,120	0
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI LEVEL	0	0	856,021	0	0	0
LOG	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,805,685

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

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Statistics for this Analysis

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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	1	14.20	17.21	0.988
After Application of E.C.F.s		9.09	12.43	0.977

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Economic Condition Factor Estimates (# of data points)

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	0.868(1)	0.922(2)	1.273(1)	0.696(1)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI LEVEL	1.000(0)	1.000(0)	0.783(3)	1.000(0)	1.000(0)	1.000(0)
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	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)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.870 (8)

Mobile Home E.C.F. : 1.000 (0)

Town 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 :

01/16/2023

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ECF Analysis for: 06 - FAYETTE TWP

Page: 3/3

DB: Fayette 2023

Neighborhoods Used: SUBS.TWP SUBS

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): SUBS - TWP SUBS

Max # of Res. Buildings: 300

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

Max # of Ag. Buildings: 300

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

Max # of C/I Buildings: 300

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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 300 001 016	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	ANDERSON, DYLAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1238 COLLARD RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1800/626	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	21 N/A 07-08
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS

Mailing Address:

ANDERSON, DYLAN
1226 COLLARD RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 07/07/2021 for 220,000 by NICHOLS, JERRY L & SHELLEY (BUMPUS).

Terms of Sale: 20-MULTI PARCEL SALE REF

Most Recent Permit Information

None Found

Liber/Page: 1800/626

Physical Property Characteristics

2023 S.E.V.:	2,500	2023 Taxable:	2,500	Lot Dimensions:	
2022 S.E.V.:	3,300	2022 Taxable:	2,962	Acreage:	0.25
Zoning:		Land Value:	4,950	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	165.7

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 300 001 017	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ANDERSON, DYLAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1232 COLLARD RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1800/626	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	21 N/A 07-08
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS

Mailing Address:

ANDERSON, DYLAN
1226 COLLARD RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 07/07/2021 for 220,000 by NICHOLS, JERRY L & SHELLY (BUMPUS).

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1800/626

Most Recent Permit Information

Permit PB03-0056 on 11/18/2002 for \$0 category NEW BUILDING.

Physical Property Characteristics

2023 S.E.V.:	10,700	2023 Taxable:	10,700	Lot Dimensions:	
2022 S.E.V.:	12,500	2022 Taxable:	10,578	Acreage:	0.25
Zoning:		Land Value:	7,062	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	166.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior:
% Good (Physical): 83
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: 528
Basement Area: 0
Basement Walls:
Estimated TCV: 14,286

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 300 001 018	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ANDERSON, DYLAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1226 COLLARD RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1800/626	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	21 N/A 07-08
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS

Mailing Address:
ANDERSON, DYLAN
1226 COLLARD RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 07/07/2021 for 220,000 by NICHOLS, JERRY L & SHELLY (BUMPUS).

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

Liber/Page: 1800/626

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	79,400	2023 Taxable:	48,063	Lot Dimensions:	
2022 S.E.V.:	84,000	2022 Taxable:	45,775	Acreage:	0.25
Zoning:		Land Value:	4,950	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,841
Ground Area: 1,071
Garage Area: 900
Basement Area: 903
Basement Walls:
Estimated TCV: 153,835

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 300 001 019	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	ANDERSON, DYLAN	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	1220 COLLARD RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1800/626	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	21 N/A 07-08
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS
Mailing Address:			
ANDERSON, DYLAN 1226 COLLARD RD JONESVILLE MI 49250			

Most Recent Sale Information

Sold on 07/07/2021 for 220,000 by NICHOLS, JERRY L & SHELLY (BUMPUS).

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1800/626

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	3,500	2023 Taxable:	3,500	Lot Dimensions:	
2022 S.E.V.:	5,000	2022 Taxable:	5,000	Acreage:	0.25
Zoning:		Land Value:	7,062	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	166.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 315 001 004
Owner's Name: SPARKS, RODERICK & DEANA M
Property Address: 4700 CHADAM LN
JONESVILLE, MI 49250

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 10-21
School: 30020 HILLSDALE COMM PUBLIC SCHS
Neighborhood: SUBS TWP SUBS

Liber/Page:
Split: / / **Created:** / /
Active: Active

Public Impr.: Gravel Road, Electric
Topography: Rolling

Mailing Address:

SPARKS, RODERICK & DEANA M
4700 CHADAM LN
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 01/14/2022 for 208,000 by HASTED, DIANE.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page:

Physical Property Characteristics

2023 S.E.V.: 91,100
2022 S.E.V.: 79,300
Zoning:
PRE: 100.000

2023 Taxable: 91,100
2022 Taxable: 54,298
Land Value: 23,825
Land Impr. Value: 3,103

Lot Dimensions:
Acreage: 4.34
Frontage: 317.7
Average Depth: 595.6

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Vinyl
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,273
Ground Area: 1,273
Garage Area: 528
Basement Area: 1,273
Basement Walls:
Estimated TCV: 155,181

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 315 001 013
Owner's Name: HOAGE, RONALD JR & AMBER
Property Address: 4715 CHADAM LN
JONESVILLE, MI 49250

Liber/Page: / / **Created:** / /
Split: / / **Active:** Active

Public Impr.: Gravel Road, Electric, Gas
Topography: Rolling

Mailing Address:

HOAGE, RONALD JR & AMBER
4715 CHADAM LN
JONESVILLE MI 49250

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 09 N/A 10-16
School: 30020 HILLSDALE COMM PUBLIC SCHS
Neighborhood: SUBS TWP SUBS

Most Recent Sale Information

Sold on 12/16/2021 for 350,000 by PUFF, GERALD A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 1508-45 on 12/21/2015 for \$0 category NEW BUILDING.

Physical Property Characteristics

2023 S.E.V.: 125,600	2023 Taxable: 119,595	Lot Dimensions:
2022 S.E.V.: 113,900	2022 Taxable: 113,900	Acreage: 4.91
Zoning:	Land Value: 33,908	Frontage: 316.9
PRE: 100.000	Land Impr. Value: 3,938	Average Depth: 675.0

Improvement Data

of Residential Buildings: 1
Year Built: 1991
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 2,128
Ground Area: 2,128
Garage Area: 560
Basement Area: 2,128
Basement Walls:
Estimated TCV: 213,351

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 325 001 014
Owner's Name: HOOTON, MARK G & JULIE E
Property Address: 2195 BLACKMER DR
JONESVILLE, MI 49250
Liber/Page: 1812/40
Split: / /
Public Impr.: Paved Road, Electric
Topography: Rolling, Waterfront

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 11-15
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SUBS TWP SUBS

Mailing Address:

HOOTON, MARK G & JULIE E
2203 BLACKMER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 11/09/2021 for 549,900 by HOUCHEN, HOWARD J.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1812/40

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: 5,500

2023 Taxable: 5,500

Lot Dimensions:

2022 S.E.V.: 10,200

2022 Taxable: 10,200

Acreage: 0.59

Zoning:

Land Value: 10,938

Frontage: 102.2

PRE: 0.000

Land Impr. Value: 0

Average Depth: 251.2

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 325 001 015
Owner's Name: HOOTON, MARK G & JULIE E
Property Address: 2199 BLACKMER DR
JONESVILLE, MI 49250
Liber/Page: 1812/40
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 11-15
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SUBS TWP SUBS

Mailing Address:

HOOTON, MARK G & JULIE E
2203 BLACKMER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 11/09/2021 for 549,900 by HOUCHEN, HOWARD J.

Terms of Sale: 20-MULTI PARCEL SALE REF

Most Recent Permit Information

None Found

Liber/Page: 1812/40

Physical Property Characteristics

2023 S.E.V.:	6,600	2023 Taxable:	6,600	Lot Dimensions:	WATERFRONT
2022 S.E.V.:	12,400	2022 Taxable:	12,400	Acreage:	0.61
Zoning:		Land Value:	13,219	Frontage:	123.5
PRE:	0.000	Land Impr. Value:	0	Average Depth:	215.5

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 325 001 016
Owner's Name: HOOTON, MARK G & JULIE E
Property Address: 2203 BLACKMER DR
JONESVILLE, MI 49250
Liber/Page: 1812/40
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 11-15
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SUBS TWP SUBS

Mailing Address:

HOOTON, MARK G & JULIE E
2203 BLACKMER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 11/09/2021 for 549,900 by HOUCHEN, HOWARD J.

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

Liber/Page: 1812/40

Most Recent Permit Information

Permit 2022-0280 on 05/03/2022 for \$62,000 category POLE BARN.

Physical Property Characteristics

2023 S.E.V.:	303,000	2023 Taxable:	299,145	Lot Dimensions:	
2022 S.E.V.:	284,900	2022 Taxable:	284,900	Acreage:	1.45
Zoning:		Land Value:	23,836	Frontage:	222.8
PRE:	100.000	Land Impr. Value:	16,655	Average Depth:	283.2

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 4,322
Ground Area: 2,161
Garage Area: 864
Basement Area: 2,161
Basement Walls:
Estimated TCV: 565,490

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 325 001 017
Owner's Name: HOOTON, MARK G & JULIE E
Property Address: 2207 BLACKMER DR
JONESVILLE, MI 49250
Liber/Page: 1812/40
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 11-15
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SUBS TWP SUBS

Mailing Address:

HOOTON, MARK G & JULIE E
2203 BLACKMER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 11/09/2021 for 549,900 by HOUCHEN, HOWARD J.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1812/40

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: 13,400

2023 Taxable: 13,400

Lot Dimensions:

2022 S.E.V.: 15,700

2022 Taxable: 15,700

Acreage: 1.64

Zoning:

Land Value: 26,816

Frontage: 250.6

PRE: 100.000

Land Impr. Value: 0

Average Depth: 285.7

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 325 001 018
Owner's Name: HOOTON, MARK G & JULIE E
Property Address: 2207 BLACKMER DR
JONESVILLE, MI 49250
Liber/Page: 1812/40
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 11-15
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SUBS TWP SUBS

Mailing Address:

HOOTON, MARK G & JULIE E
2203 BLACKMER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 11/09/2021 for 549,900 by HOUCHEN, HOWARD J.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1812/40

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	5,900	2023 Taxable:	5,900	Lot Dimensions:	
2022 S.E.V.:	6,900	2022 Taxable:	6,900	Acreage:	0.63
Zoning:		Land Value:	11,843	Frontage:	110.7
PRE:	100.000	Land Impr. Value:	0	Average Depth:	246.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 325 001 022	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAUBACK, DAVID J & STEPHANIE D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2220 BLACKMER DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1763/898	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	20 N/A 06-04
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS

Mailing Address:

LAUBACK, DAVID J & STEPHANIE D
2220 BLACKMER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 06/01/2020 for 254,000 by MENDHAM, MATTHEW D & KATHRYN D.

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

Liber/Page: 1763/898

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	119,800	2023 Taxable:	115,710	Lot Dimensions:	
2022 S.E.V.:	110,200	2022 Taxable:	110,200	Acreage:	0.90
Zoning:		Land Value:	17,683	Frontage:	165.3
PRE:	100.000	Land Impr. Value:	0	Average Depth:	236.6

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Vinyl
% Good (Physical): 82
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,673
Ground Area: 1,673
Garage Area: 576
Basement Area: 1,673
Basement Walls:
Estimated TCV: 221,856

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 325 001 023
Owner's Name: LAUBACK, DAVID J & STEPHANIE D
Property Address: 2214 BLACKMER DR
JONESVILLE, MI 49250

Liber/Page: 1763/898

Split: / /

Public Impr.: Paved Road, Electric
Topography: Rolling

Mailing Address:

LAUBACK, DAVID J & STEPHANIE D
2220 BLACKMER DR
JONESVILLE MI 49250

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 06 FAYETTE TWP
MAP #: 20 N/A 06-04
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SUBS TWP SUBS

Most Recent Sale Information

Sold on 06/01/2020 for 254,000 by MENDHAM, MATTHEW D & KATHRYN D.

Terms of Sale: 20-MULTI PARCEL SALE REF

Most Recent Permit Information

None Found

Liber/Page: 1763/898

Physical Property Characteristics

2023 S.E.V.: 6,400

2022 S.E.V.: 7,500

Zoning:

PRE: 100.000

2023 Taxable: 6,400

2022 Taxable: 7,500

Land Value: 12,860

Land Impr. Value: 0

Lot Dimensions:

Acreage: 0.60

Frontage: 120.2

Average Depth: 217.9

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel: 06 325 001 024
Owner's Name: HOOTON, MARK G & JULIE E
Property Address: 2200 BLACKMER DR
JONESVILLE, MI 49250
Liber/Page: 1812/39
Split: / /
Public Impr.: Paved Road, Electric
Topography: Rolling

Created: / /
Active: Active

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 11-15
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SUBS TWP SUBS

Mailing Address:

HOOTON, MARK G & JULIE E
2203 BLACKMER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 11/09/2021 for 0 by HOUCHEN, HOWARD J.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1812/39

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: 8,500

2023 Taxable: 8,500

Lot Dimensions:

2022 S.E.V.: 9,900

2022 Taxable: 9,900

Acreage: 0.79

Zoning:

Land Value: 17,008

Frontage: 159.0

PRE: 0.000

Land Impr. Value: 0

Average Depth: 216.8

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 340 001 011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VANWYE, ROBERT A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4855 FITZPATRICK RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1767/237	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Paved Road, Electric, Gas	MAP #	20 N/A 07-16
Topography:	Level	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS
Mailing Address:			
	VANWYE, ROBERT A 4855 FITZPATRICK RD HILLSDALE MI 49242		

Most Recent Sale Information

Sold on 07/14/2020 for 156,000 by KING, RONALD EDWARD & JACQUELINE S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1767/237

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	81,600	2023 Taxable:	81,585	Lot Dimensions:	
2022 S.E.V.:	77,700	2022 Taxable:	77,700	Acreage:	0.32
Zoning:		Land Value:	6,975	Frontage:	48.4
PRE:	100.000	Land Impr. Value:	0	Average Depth:	290.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 77
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,416
Ground Area: 1,416
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: 156,300

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 375 001 006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MONEYMAKER, JOHN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4945 HOMER RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1762/901	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Electric	MAP #	20 N/A 05-19
Topography:	Level	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS
Mailing Address:			
	MONEYMAKER, JOHN 12410 GOOSE LAKE RD JONESVILLE MI 49250		

Most Recent Sale Information

Sold on 05/15/2020 for 107,000 by FORD, C/POST, F/POST, S/STONE, J.

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

Liber/Page: 1762/901

Most Recent Permit Information

Permit PB09-689 on 10/22/2009 for \$10,000 category OTHER.

Physical Property Characteristics

2023 S.E.V.:	58,600	2023 Taxable:	57,120	Lot Dimensions:	
2022 S.E.V.:	54,400	2022 Taxable:	54,400	Acreage:	0.41
Zoning:		Land Value:	9,630	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,232
Ground Area: 1,232
Garage Area: 752
Basement Area: 1,232
Basement Walls:
Estimated TCV: 107,594

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 2:46 PM

Parcel:	06 375 001 007	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	MONEYMAKER, JOHN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4951 HOMER RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1762/901	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	20 N/A 05-19
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SUBS TWP SUBS

Mailing Address:

MONEYMAKER, JOHN
12410 GOOSE LAKE RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 05/15/2020 for 107,000 by FORD, C/POST, F/POST, S/STONE, J.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1762/901

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	4,800	2023 Taxable:	4,800	Lot Dimensions:	
2022 S.E.V.:	5,600	2022 Taxable:	5,600	Acreage:	0.41
Zoning:		Land Value:	9,630	Frontage:	90.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	0	Average Depth:	200.0

Improvement Data

None

Township Lots ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 300 001 018	1226 COLLARD RD	07/07/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$92,800
06 315 001 004	4700 CHADAM LN	01/14/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$90,000
06 315 001 013	4715 CHADAM LN	12/16/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$124,100
06 325 001 016	2203 BLACKMER DR	11/09/21	\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$344,300
06 325 001 022	2220 BLACKMER DR	06/01/20	\$254,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$254,000	\$125,700
06 325 001 029	2070 BLACKMER DR	10/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,300
06 340 001 011	4855 FITZPATRICK RD	07/14/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$80,600
06 375 001 006	4945 HOMER RD	05/15/20	\$107,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$107,000	\$63,500
Totals:			\$2,109,900			\$2,109,900	\$1,042,300

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
42.18	\$200,452	\$19,800	\$200,200	\$193,242	1.036	1,841	\$108.75	SUBS
43.27	\$179,969	\$26,928	\$181,072	\$178,369	1.015	1,273	\$142.24	SUBS
35.46	\$248,254	\$37,846	\$312,154	\$245,231	1.273	2,128	\$146.69	SUBS
62.61	\$799,530	\$130,806	\$419,094	\$649,990	0.645	4,322	\$96.97	SUBS
49.49	\$269,502	\$32,707	\$221,293	\$255,007	0.868	1,673	\$132.27	SUBS
45.77	\$242,556	\$28,273	\$236,727	\$249,747	0.948	2,168	\$109.19	SUBS
51.67	\$161,119	\$6,975	\$149,025	\$179,655	0.830	1,416	\$105.24	SUBS
59.35	\$126,990	\$20,880	\$86,120	\$123,671	0.696	1,232	\$69.90	SUBS
	\$2,228,372		\$1,805,685	\$2,074,913			\$113.91	
49.40				E.C.F. =>	0.870			
9.04				Ave. E.C.F. =>	0.914			
						Std. Deviation=>		0.20149337
						Ave. Variance=>		15.4186

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
12.2210	2 STORY		\$19,800	No	//
10.1357	1 STORY		\$23,825	No	//
35.9105	1 STORY		\$33,908	No	//
26.9024	2 STORY		\$114,151	No	//
4.6002	1 STORY		\$32,707	No	//
3.4073	2 STORY		\$23,526	No	//
8.4288	1 STORY		\$6,975	No	//
21.7432	1 STORY		\$20,880	No	//
4.3548					

Coefficient of Var=> 16.87320848

Other Parcels in Sale		Land Table	Property Class	Building	Depr.
06 300 001 017, 06 300 001 016, 06 300 001 019		TOWNSHIP LOTS	401		78
		TOWNSHIP LOTS	401		76
		TOWNSHIP LOTS	401		69
06 325 001 014, 06 325 001 015, 06 325 001 017, 06 325 001 018		TOWNSHIP LOTS	401		73
06 325 001 023		TOWNSHIP LOTS	401		82
		TOWNSHIP LOTS	401		73
		TOWNSHIP LOTS	401		77
06 375 001 007		TOWNSHIP LOTS	401		54

Township Lots Land Analysis all Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 300 001 018	1226 COLLARD RD	07/07/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$92,800
06 315 001 004	4700 CHADAM LN	01/14/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$86,000
06 315 001 013	4715 CHADAM LN	12/16/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000
06 325 001 016	2203 BLACKMER DR	11/09/21	\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$354,700
06 325 001 022	2220 BLACKMER DR	06/01/20	\$254,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$254,000	\$127,200
06 325 001 029	2070 BLACKMER DR	10/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,300
06 340 001 005	4951 FITZPATRICK RD	09/10/21	\$23,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,500	\$19,200
06 340 001 011	4855 FITZPATRICK RD	07/14/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$84,300
06 375 001 006	4945 HOMER RD	05/15/20	\$107,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$107,000	\$64,300
Totals:			\$2,133,400			\$2,133,400	\$1,074,800

Sale. Ratio =>
Std. Dev. =>

Township Subs Fitzpatrick Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 340 001 005	4951 FITZPATRICK RD	09/10/21	\$23,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,500	\$19,200
06 340 001 011	4855 FITZPATRICK RD	07/14/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$84,300
Totals:			\$179,500			\$179,500	\$103,500

Sale. Ratio =>
Std. Dev. =>

Township Subs Paved Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 315 001 013	4715 CHADAM LN	12/16/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000
06 325 001 016	2203 BLACKMER DR	11/09/21	\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$354,700
06 325 001 022	2220 BLACKMER DR	06/01/20	\$254,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$254,000	\$127,200
06 325 001 029	2070 BLACKMER DR	10/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,300
06 375 001 006	4945 HOMER RD	05/15/20	\$107,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$107,000	\$64,300
Totals:			\$1,525,900			\$1,525,900	\$792,500

Sale. Ratio =>
Std. Dev. =>

Township Subs Gravel Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 300 001 018	1226 COLLARD RD	07/07/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$92,800
06 315 001 004	4700 CHADAM LN	01/14/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$86,000
Totals:			\$428,000			\$428,000	\$178,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
42.18	\$200,452	\$54,198	\$19,800	264.0	662.7	1.01	0.25	\$205	\$53,928
41.35	\$172,028	\$51,856	\$15,884	317.7	595.6	4.34	4.34	\$163	\$11,940
35.14	\$246,036	\$135,654	\$31,690	316.9	675.0	4.91	4.91	\$428	\$27,622
64.50	\$799,530	(\$24,446)	\$134,869	809.8	1281.5	4.92	1.45	(\$30)	(\$4,972)
50.08	\$269,502	\$35,204	\$35,682	285.5	454.5	1.50	0.90	\$123	\$23,485
46.53	\$246,514	\$45,970	\$27,484	219.9	264.0	1.33	1.33	\$209	\$34,486
81.70	\$63,585	\$23,500	\$38,151	127.2	891.0	0.87	0.29	\$185	\$27,105
54.04	\$168,676	\$1,856	\$14,532	48.4	290.0	0.32	0.32	\$38	\$5,764
60.09	\$128,610	\$890	\$22,500	180.0	400.0	0.83	0.41	\$5	\$1,077
	\$2,294,933	\$324,682	\$340,592	2,569.3		20.02	14.20		
50.38	Average		\$340,592	Average		20.02	Average		
14.27	per FF=>		\$126	per Net Acre=>		16,215.45	per SqFt=>		

Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
81.70	\$63,585	\$23,500	\$38,151	127.2	891.0	0.87	0.29	\$185	\$27,105
54.04	\$168,676	\$1,856	\$14,532	48.4	290.0	0.32	0.32	\$38	\$5,764
	\$232,261	\$25,356	\$52,683	175.6		1.19	0.61		
57.66		Average				Average			
24.38		per FF=>		\$144		per Net Acre=>	21,325.48		Average per SqFt=>

[illegible]

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
42.18	\$200,452	\$54,198	\$19,800	264.0	662.7	1.01	0.25	\$205	\$53,928
41.35	\$172,028	\$51,856	\$15,884	317.7	595.6	4.34	4.34	\$163	\$11,940
41.78	\$372,480	\$106,054	\$35,684	581.7		5.35	4.59		
16.96	Average		\$35,684	Average		5.35	4.59	Average	
	per FF=>		\$182	per Net Acre=>		19,830.59		per SqFt=>	

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$1.24	264.00	SUBS	1800/626	06 300 001 017, 06 300 001 016, 06 300 001 019	TOWNSHIP LOTS	401
\$0.27	317.67	SUBS			TOWNSHIP LOTS	401
\$0.63	316.90	SUBS			TOWNSHIP LOTS	401
(\$0.11)	809.83	SUBS	1812/40	06 325 001 014, 06 325 001 015, 06 325 001 017, 06 325 001 018	TOWNSHIP LOTS	401
\$0.54	285.45	SUBS	1763/898	06 325 001 023	TOWNSHIP LOTS	401
\$0.79	219.87	SUBS	1809/357		TOWNSHIP LOTS	401
\$0.62	127.17	SUBS	1806/468	06 340 001 006, 06 340 001 007	TOWNSHIP LOTS	402
\$0.13	48.44	SUBS	1767/237		TOWNSHIP LOTS	401
\$0.02	180.00	SUBS	1762/901	06 375 001 007	TOWNSHIP LOTS	401

\$0.37

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$0.62	127.17	SUBS	1806/468	06 340 001 006, 06 340 001 007	TOWNSHIP LOTS	402
\$0.13	48.44	SUBS	1767/237		TOWNSHIP LOTS	401

\$0.49

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$0.63	316.90	SUBS			TOWNSHIP LOTS	401
(\$0.11)	809.83	SUBS	1812/40	06 325 001 014, 06 325 001 015, 06 325 001 017, 06 325 001 018	TOWNSHIP LOTS	401
\$0.54	285.45	SUBS	1763/898	06 325 001 023	TOWNSHIP LOTS	401
\$0.79	219.87	SUBS	1809/357		TOWNSHIP LOTS	401
\$0.02	180.00	SUBS	1762/901	06 375 001 007	TOWNSHIP LOTS	401

\$0.33

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$1.24	264.00	SUBS	1800/626	06 300 001 017, 06 300 001 016, 06 300 001 019	TOWNSHIP LOTS	401
\$0.27	317.67	SUBS			TOWNSHIP LOTS	401
\$0.46						

Rate Group 1	Rate Group 2	Rate Group 3
GRAVEL		

GRAVEL	GRAVEL	
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TWP LOT	TWP LOT	
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TWP SUB #2	TWP SUB #2	
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PAVED/2	PAVED/2	
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PAVED/2		
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FITZPATRICK RD		
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FITZPATRICK RD		
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PAVED/2		
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Rate Group 1	Rate Group 2	Rate Group 3
FITZPATRICK RD		

FITZPATRICK RD		
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FITZPATRICK RD		
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Rate Group 1	Rate Group 2	Rate Group 3
TWP LOT	TWP LOT	

TWP SUB #2	TWP SUB #2	
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PAVED/2	PAVED/2	
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PAVED/2		
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PAVED/2		
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PAVED/2		
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Rate Group 1	Rate Group 2	Rate Group 3
GRAVEL		
GRAVEL	GRAVEL	
