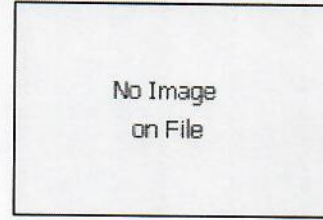


7

Neighborhoods Used: RES.RESIDENTIAL

13620 HUDSON RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-----------------------|----------------|----------|---------------|--------------|--------|
| 13 014 400 011 14 7 1 | 03/04/2022 RES | 401      | 117,900       | 3,102        |        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family         | FARM HOUSE     | 45       | 114,798       | 106,149      | 1.081  |



10020 BEECHER RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-----------------------|----------------|----------|---------------|--------------|--------|
| 13 005 300 002 05 7 1 | 02/28/2022 RES | 401      | 153,000       | 0            |        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family         | RANCH          | 47       | 153,000       | 94,372       | 1.621  |



6420 ELM RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-----------------------|----------------|----------|---------------|--------------|--------|
| 13 026 200 007 26 7 1 | 02/24/2022 RES | 401      | 73,500        | 47,047       |        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Mobile Home           | MOBILE HOME    | 23       | 26,453        | 12,075       | 2.191  |



12940 HUDSON RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-----------------------|----------------|----------|---------------|--------------|--------|
| 13 015 400 006 15 7 1 | 01/24/2022 RES | 401      | 185,000       | 4,042        |        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family         | SPLIT LEVEL    | 60       | 180,958       | 145,754      | 1.242  |



6620 S MERIDIAN RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-----------------------|----------------|----------|---------------|--------------|--------|
| 13 012 400 005 12 7 1 | 01/20/2022 RES | 401      | 170,000       | 7,113        |        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family         | RANCH          | 67       | 162,887       | 200,551      | 0.812  |



2491 ELM RD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |        |
|-------------------------|----------------|--------------|---------------|--------------|--------|
| 13 002 200 011 02 7 1   | 12/03/2021 RES | 401          | 130,000       | 50,525       |        |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual | E.C.F. |
| Mobile Home             | MOBILE HOME    | 47           | 75,791        | 61,721       | 1.228  |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |        |
|                         | 3684           | 3000         | 1.228         |              |        |



6620 S MERIDIAN RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-----------------------|----------------|----------|---------------|--------------|--------|
| 13 025 400 003 25 7 1 | 11/08/2021 RES | 401      | 110,000       | 4,606        |        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family         | RANCH          | 56       | 105,394       | 135,077      | 0.780  |



7411 TUTTLE RD

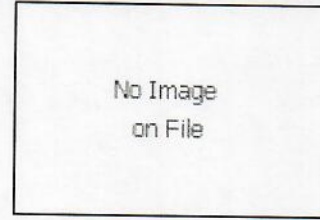
| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |        |
|-------------------------|----------------|--------------|---------------|--------------|--------|
| 13 033 100 008 33 7 1   | 04/14/2021 RES | 401          | 65,000        | 19,552       |        |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | FARM HOUSE     | 50           | 42,419        | 80,172       | 0.529  |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |        |
|                         | 3029           | 5725         | 0.529         |              |        |



Neighborhoods Used: RES.RESIDENTIAL

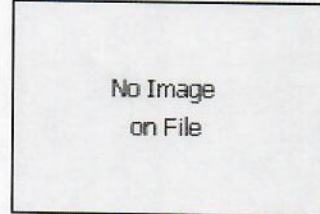
7025 TUTTLE RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |
|-----------------------|----------------|----------|---------------|--------------|
| 13 033 100 006 33 7 1 | 04/02/2021 RES | 401      | 345,000       | 22,654       |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual |
| Single Family         | TWO STORY      | 87       | 322,346       | 321,184      |
|                       |                |          |               | E.C.F. 1.004 |



3663 S PITTSFORD RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |
|-----------------------|----------------|----------|---------------|--------------|
| 13 007 300 006 07 7 1 | 12/17/2020 RES | 401      | 395,000       | 96,677       |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual |
| Single Family         | RANCH          | 87       | 298,323       | 273,549      |
|                       |                |          |               | E.C.F. 1.091 |



2220 S MERIDIAN RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |
|-----------------------|----------------|----------|---------------|--------------|
| 13 001 200 004 01 7 1 | 10/15/2020 RES | 401      | 136,000       | 3,243        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual |
| Single Family         | RANCH          | 62       | 132,757       | 99,678       |
|                       |                |          |               | E.C.F. 1.332 |



2250 ELM RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |
|-----------------------|----------------|----------|---------------|--------------|
| 13 002 200 009 02 7 1 | 10/09/2020 RES | 001      | 85,000        | 35,250       |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual |
| Single Family         | MANUFACTURED   | 34       | 49,750        | 56,873       |
|                       |                |          |               | E.C.F. 0.875 |



ELM RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |
|-----------------------|----------------|----------|---------------|--------------|
| 13 002 200 016 02 7 1 | 10/09/2020 RES | 401      | 85,000        | 26,320       |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual |
| Single Family         | MANUFACTURED   | 75       | 58,680        | 126,382      |
|                       |                |          |               | E.C.F. 0.464 |



5500 S WALDRON RD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|----------------|--------------|---------------|--------------|
| 13 021 400 009 21 7 1   | 08/27/2020 RES | 401          | 161,000       | 10,669       |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual |
| Single Family           | FARM HOUSE     | 68           | 139,345       | 168,002      |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |
|                         | 10986          | 13246        | 0.829         |              |



9720 BEECHER RD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|----------------|--------------|---------------|--------------|
| 13 006 400 014 06 7 1   | 07/06/2020 RES | 401          | 90,000        | 22,231       |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual |
| Single Family           | FARM HOUSE     | 56           | 51,129        | 87,227       |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |
|                         | 16640          | 28389        | 0.586         |              |



11889 YOST RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |
|-----------------------|----------------|----------|---------------|--------------|
| 13 028 400 008 28 7 1 | 06/30/2020 RES | 401      | 127,000       | 37,600       |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual |
| Single Family         | MANUFACTURED   | 83       | 89,400        | 138,047      |
|                       |                |          |               | E.C.F. 0.648 |



Neighborhoods Used: RES.RESIDENTIAL

6594 S WALDRON RD

| Parcel Number         | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |        |
|-----------------------|----------------|----------|---------------|--------------|--------|
| 13 028 400 009 28 7 1 | 06/30/2020 RES | 401      | 112,000       | 9,400        |        |
| Occupancy             | Style          | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family         | MANUFACTURED   | 68       | 102,600       | 154,432      | 0.664  |



10300 SQUAWFIELD RD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |        |
|-------------------------|----------------|--------------|---------------|--------------|--------|
| 13 032 300 007 32 7 1   | 06/22/2020 RES | 401          | 218,000       | 47,000       |        |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | RANCH          | 53           | 144,506       | 221,718      | 0.652  |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |        |
|                         | 26494          | 40651        | 0.652         |              |        |



Neighborhoods Used: RES.RESIDENTIAL

| Style        | 91..100 | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |
|--------------|---------|---------|---------|---------|---------|---------|
| * Style *    | 91..100 | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |
| DUPLEX       | 0       | 0       | 0       | 0       | 0       | 0       |
| HOUSE        | 0       | 0       | 0       | 168,002 | 87,227  | 186,321 |
| LOG HOME     | 0       | 0       | 0       | 0       | 0       | 0       |
| MANUFACTURED | 0       | 138,047 | 126,382 | 154,432 | 0       | 56,873  |
| MOBILE HOME  | 0       | 0       | 0       | 0       | 0       | 0       |
| RANCH        | 0       | 273,549 | 0       | 300,229 | 356,796 | 94,372  |
| SPLIT LEVEL  | 0       | 0       | 0       | 0       | 145,754 | 0       |
| TWO STORY    | 0       | 321,184 | 0       | 0       | 0       | 0       |
|              | 0       | 0       | 0       | 0       | 0       | 0       |

Total Single Family Costs by Manual : 2,409,166  
 Total Mobile Home Costs by Manual : 73,796  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 91,011  
 Total Commercial Costs by Manual : 0

| Style        | 91..100 | 81..90  | 71..80 | 61..70  | 51..60  | 0..50   |
|--------------|---------|---------|--------|---------|---------|---------|
| * Style *    | 91..100 | 81..90  | 71..80 | 61..70  | 51..60  | 0..50   |
| DUPLEX       | 0       | 0       | 0      | 0       | 0       | 0       |
| FARM HOUSE   | 0       | 0       | 0      | 139,345 | 51,129  | 157,217 |
| LOG HOME     | 0       | 0       | 0      | 0       | 0       | 0       |
| MANUFACTURED | 0       | 89,400  | 58,680 | 102,600 | 0       | 49,750  |
| MOBILE HOME  | 0       | 0       | 0      | 0       | 0       | 0       |
| RANCH        | 0       | 298,323 | 0      | 295,644 | 249,900 | 153,000 |
| SPLIT LEVEL  | 0       | 0       | 0      | 0       | 180,958 | 0       |
| TWO STORY    | 0       | 322,346 | 0      | 0       | 0       | 0       |
|              | 0       | 0       | 0      | 0       | 0       | 0       |

Total Single Family Sale Residual Values : 2,148,292  
 Total Mobile Home Sale Residual Values : 102,244  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 60,833  
 Total Commercial Sale Residual Values : 0

| # Valid Sales                | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 18                           | 8               | 23.68                         | 28.45                        | 1.051                      |
| After Application of E.C.F.s |                 | 8.09                          | 13.86                        | 1.002                      |

| Style        | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|
| * Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
| DUPLEX       | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| FARM HOUSE   | 1.000( 0) | 1.000( 0) | 1.000( 0) | 0.829( 1) | 0.586( 1) | 0.844( 2) |
| LOG HOME     | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| MANUFACTURED | 1.000( 0) | 0.648( 1) | 0.464( 1) | 0.664( 1) | 1.000( 0) | 0.875( 1) |
| MOBILE HOME  | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) |
| RANCH        | 1.000( 0) | 1.091( 1) | 1.000( 0) | 0.985( 2) | 0.700( 2) | 1.621( 1) |
| SPLIT LEVEL  | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.242( 1) | 1.000( 0) |
| TWO STORY    | 1.000( 0) | 1.004( 1) | 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. : 0.892 (16)  
 Mobile Home E.C.F. : 1.386 (2)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.668 (5)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2020  
 Ending Date: 03/31/2022  
 Terms Selected: 3  
 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): RES - RESIDENTIAL

Neighborhoods Used: RES.RESIDENTIAL

---

Max # of Res. Buildings: 100

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

Max # of Ag. Buildings: 100

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

Max # of C/I Buildings: 100

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\*\*\*

01/01/2023 1:24 PM

**Parcel:** 13 001 200 004 01 7 1  
**Owner's Name:** ROWLAND, LEONA  
**Property Address:** 2220 S MERIDIAN RD  
HUDSON, MI 49247

**Liber/Page:** 1776/357  
**Split:** / /

**Created:** / /  
**Active:** Active

**Public Impr.:** None  
**Topography:** None

## Mailing Address:

ROWLAND, LEONA  
2220 S MERIDIAN RD  
HUDSON MI 49247

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

**Prev. Taxable Stat:** TAXABLE

**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 20 DESC-M N/A 10-19  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Most Recent Sale Information

Sold on 10/15/2020 for 136,000 by LEADERS, MATTHEW & SHEILA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1776/357

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2023 S.E.V.:** Tentative

**2023 Taxable:** Tentative

**Lot Dimensions:**

**2022 S.E.V.:** 40,200

**2022 Taxable:** 36,671

**Acres:** 0.69

**Zoning:**

**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: 0

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 62

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,005

Ground Area: 1,005

Garage Area: 288

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

**Parcel:** 13 002 200 011 02 7 1  
**Owner's Name:** OSBORNE, MICHAEL J & NANCY A  
**Property Address:** 2491 ELM RD  
HUDSON, MI 49247  
**Liber/Page:** 1814/27  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 DESC-M N/A 12-06  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

**Created:** / /  
**Active:** Active

## Mailing Address:

OSBORNE, MICHAEL J & NANCY A  
2651 ELM RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 12/03/2021 for 130,000 by JOHNS, ROBERT L & ALETA G.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1814/27

## Most Recent Permit Information

Permit PE02-0093 on 01/24/2002 for \$0 category .

## Physical Property Characteristics

|                     |           |                          |           |                        |       |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |       |
| <b>2022 S.E.V.:</b> | 39,000    | <b>2022 Taxable:</b>     | 39,000    | <b>Acreeage:</b>       | 10.75 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0   |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0   |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Mobile Home  
Class: Good  
Style: MOBILE HOME  
Exterior: Wood Siding  
% Good (Physical): 47  
Heating System: Forced Warm Air  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,080  
Ground Area: 1,080  
Garage Area: 672  
Basement Area: 0  
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\*\*\*

01/01/2023 1:24 PM

**Parcel:** 13 002 200 016 02 7 1  
**Owner's Name:** BOOKER, CHEYENNE C  
**Property Address:** 2250 ELM RD  
HUDSON, MI 49247  
**Liber/Page:** 1838/0532  
**Split:** 10/17/2022  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 002.NEW SPLIT/COMBINE  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 22 SPLIT 11-15-2022  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

BOOKER, CHEYENNE C  
2250 ELM RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 11/01/2022 for 145,000 by DARR, RANDON E IRA #14567-11.

**Terms of Sale:** 31-SPLIT IMPROVED

**Liber/Page:** 1838/0532

## Most Recent Permit Information

None Found

## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 0         | <b>2022 Taxable:</b>     | 0         | <b>Acreage:</b>        | 5.60 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: MANUFACTURED  
Exterior: Wood Siding  
% Good (Physical): 75  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,508  
Ground Area: 1,508  
Garage Area: 0  
Basement Area: 377  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

**Parcel:** 13 005 300 002 05 7 1  
**Owner's Name:** SERENO, JORGE  
**Property Address:** 10020 BEECHER RD  
PITTSFORD, MI 49271

**Liber/Page:** 1822/1276

**Created:** / /

**Split:** / /

**Active:** Active

**Public Impr.:** None

**Topography:** None

## Mailing Address:

SERENO, JORGE  
10020 BEECHER RD  
PITTSFORD MI 49271

**Current Class:** 401.RESIDENTIAL-IMPROVED

**Previous Class:** 401.RESIDENTIAL-IMPROVED

**Taxable Status:** TAXABLE

**Prev. Taxable Stat:** TAXABLE

**Gov. Unit:** 13 PITTSFORD TWP

**MAP #:** 19 N/A 02-26

**School:** 30060 PITTSFORD AREA SCHOOLS

**Neighborhood:** RES RESIDENTIAL

## Most Recent Sale Information

Sold on 02/28/2022 for 153,000 by DODSON, BRENDA L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1822/1276

## Most Recent Permit Information

Permit PM10-0263 on 07/14/2010 for \$0 category MECHANICAL.

## Physical Property Characteristics

**2023 S.E.V.:** Tentative

**2023 Taxable:** Tentative

**Lot Dimensions:**

**2022 S.E.V.:** 39,600

**2022 Taxable:** 24,656

**Acreage:** 0.75

**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: 0

Occupancy: Single Family

Class: D

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 47

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,380

Ground Area: 1,380

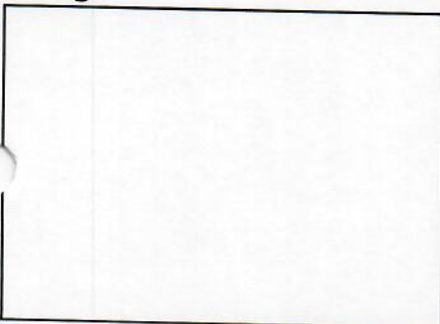
Garage Area: 960

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

|                          |  |                           |                              |
|--------------------------|--|---------------------------|------------------------------|
| <b>Parcel:</b>           | 13 006 400 014 06 7 1                  | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED     |
| <b>Owner's Name:</b>     | SCHMELTZ, BRENDA                       | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED     |
| <b>Property Address:</b> | 9720 BEECHER RD<br>PITTSFORD, MI 49271 | <b>Taxable Status</b>     | TAXABLE                      |
| <b>Liber/Page:</b>       | 1766/714                               | <b>Prev. Taxable Stat</b> | TAXABLE                      |
| <b>Split:</b>            | 07/27/2005                             | <b>Gov. Unit:</b>         | 13 PITTSFORD TWP             |
| <b>Public Impr.:</b>     | None                                   | <b>MAP #</b>              | 20 DESC-M N/A 07-10          |
| <b>Topography:</b>       | None                                   | <b>School:</b>            | 30060 PITTSFORD AREA SCHOOLS |
|                          |  | <b>Neighborhood:</b>      | RES RESIDENTIAL              |

## Mailing Address:

SCHMELTZ, BRENDA  
9720 BEECHER RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 07/06/2020 for 90,000 by ABRAHAM, RICHARD J LIVING TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1766/714

## Most Recent Permit Information

None Found

## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 60,100    | <b>2022 Taxable:</b>     | 57,641    | <b>Acreage:</b>        | 7.00 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 56

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,216

Ground Area: 1,008

Garage Area: 0

Basement Area: 416

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 4

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

**Parcel:** 13 007 300 006 07 7 1  
**Owner's Name:** PETERSON, CHRISTOPHER  
**Property Address:** 3663 S PITTSFORD RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1783/306  
**Split:** 07/02/2002  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 DESC-M 01-07  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

PETERSON, CHRISTOPHER  
YAGHOOBIMANESH, GHAZAL  
8991 GROSSMONT BLVD  
LA MESA CA 91941

## Most Recent Sale Information

Sold on 12/17/2020 for 395,000 by DOW, DAVID D & MARIA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1783/306

## Most Recent Permit Information

Permit PP09-0062 on 04/23/2009 for \$0 category PLUMBING.

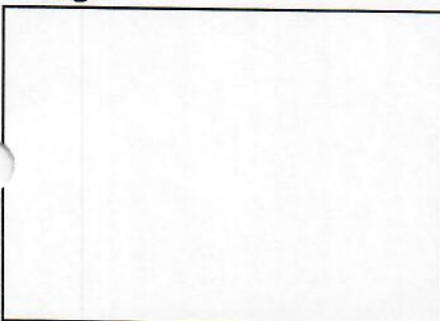
## Physical Property Characteristics

|                     |           |                          |           |                        |       |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |       |
| <b>2022 S.E.V.:</b> | 139,900   | <b>2022 Taxable:</b>     | 130,777   | <b>Acreage:</b>        | 18.99 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0   |
| <b>PRE:</b>         | 0.000     | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0   |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior:  
% Good (Physical): 87  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,048  
Ground Area: 1,638  
Garage Area: 528  
Basement Area: 1,638  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Parcel:</b>           | 13 012 400 005 12 7 1                  | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED  |
| <b>Owner's Name:</b>     | GALBREATH, DOUGLAS R & SUSAN (LE)      | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED  |
| <b>Property Address:</b> | 3678 S MERIDIAN RD<br>HUDSON, MI 49247 | <b>Taxable Status</b>     | TAXABLE                   |
| <b>Liber/Page:</b>       | 1838/0468                              | <b>Prev. Taxable Stat</b> | TAXABLE                   |
| <b>Split:</b>            | //                                     | <b>Gov. Unit:</b>         | 13 PITTSFORD TWP          |
| <b>Public Impr.:</b>     | None                                   | <b>MAP #</b>              | 21 N/A 09-16              |
| <b>Topography:</b>       | None                                   | <b>School:</b>            | 46080 HUDSON AREA SCHOOLS |
|                          |  | <b>Neighborhood:</b>      | RES RESIDENTIAL           |

## Mailing Address:

GALBREATH, DOUGLAS R & SUSAN (LE)  
18663 ROME RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 10/28/2022 for 0 by GALBREATH, DOUGLAS R & SUSAN.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 1838/0468

## Most Recent Permit Information

None Found

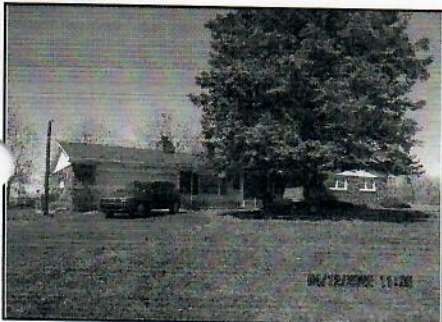
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 80,900    | <b>2022 Taxable:</b>     | 49,307    | <b>Acreage:</b>        | 0.99 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 0.000     | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+12  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 67  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,520  
Ground Area: 1,520  
Garage Area: 598  
Basement Area: 1,520  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

**Parcel:** 13 014 300 017 14 7 1  
**Owner's Name:** GIBSON, TAMMY J  
**Property Address:** 13260 HUDSON RD  
HUDSON, MI 49247  
**Liber/Page:** 1433/147  
**Split:** 08/20/2008  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 10 N/A 09-01  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

GIBSON, TAMMY J  
13260 HUDSON RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 08/20/2010 for 38,000 by FEDERAL HOME LOAN MORTGAGE CORP.

**Terms of Sale:** 11-FROM LENDING INSTITUTION EXPOSED **Liber/Page:** 1433/147

## Most Recent Permit Information

Permit PB20-086 on 12/22/2021 for \$12,000 category BUILDING.

## Physical Property Characteristics

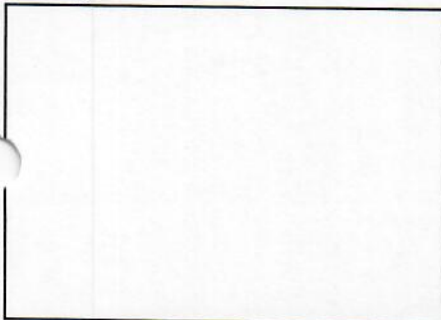
|                               |                                    |                           |
|-------------------------------|------------------------------------|---------------------------|
| <b>2023 S.E.V.:</b> Tentative | <b>2023 Taxable:</b> Tentative     | <b>Lot Dimensions:</b>    |
| <b>2022 S.E.V.:</b> 62,300    | <b>2022 Taxable:</b> 37,379        | <b>Acreage:</b> 1.75      |
| <b>Zoning:</b>                | <b>Land Value:</b> Tentative       | <b>Frontage:</b> 0.0      |
| <b>PRE:</b> 100.000           | <b>Land Impr. Value:</b> Tentative | <b>Average Depth:</b> 0.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+10  
Style: FARM HOUSE  
Exterior: Wood Siding  
% Good (Physical): 45  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,247  
Ground Area: 1,260  
Garage Area: 0  
Basement Area: 480  
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\*\*\*

01/01/2023 1:24 PM

**Parcel:** 13 015 400 006 15 7 1  
**Owner's Name:** NEWCOMER, CAROL TRUST  
**Property Address:** 12940 HUDSON RD  
HUDSON, MI 49247  
**Liber/Page:** 1831/0322  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:**  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

**Created:** / /  
**Active:** Active

## Mailing Address:

NEWCOMER, CAROL TRUST  
12736 CAMBURN HWY  
MORENCI MI 49256

## Most Recent Sale Information

Sold on 07/13/2022 for 0 by NEWCOMER, CAROL.

**Terms of Sale:** 14-INTO/OUT OF TRUST

**Liber/Page:** 1831/0322

## Most Recent Permit Information

Permit PB16-07 on 05/26/2016 for \$0 category BUILDING.

## Physical Property Characteristics

|                               |                                    |                           |
|-------------------------------|------------------------------------|---------------------------|
| <b>2023 S.E.V.:</b> Tentative | <b>2023 Taxable:</b> Tentative     | <b>Lot Dimensions:</b>    |
| <b>2022 S.E.V.:</b> 58,400    | <b>2022 Taxable:</b> 35,999        | <b>Acreage:</b> 0.86      |
| <b>Zoning:</b>                | <b>Land Value:</b> Tentative       | <b>Frontage:</b> 0.0      |
| <b>PRE:</b> 0.000             | <b>Land Impr. Value:</b> Tentative | <b>Average Depth:</b> 0.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+10  
Style: SPLIT LEVEL  
Exterior: Wood Siding  
% Good (Physical): 60  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,628  
Ground Area: 1,056  
Garage Area: 1,168  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

|                          |  |                            |                              |
|--------------------------|--|----------------------------|------------------------------|
| <b>Parcel:</b>           | 13 021 400 009 21 7 1                    | <b>Current Class:</b>      | 401.RESIDENTIAL-IMPROVED     |
| <b>Owner's Name:</b>     | VARNEY, JOEL                             | <b>Previous Class:</b>     | 401.RESIDENTIAL-IMPROVED     |
| <b>Property Address:</b> | 5500 S WALDRON RD<br>PITTSFORD, MI 49271 | <b>Taxable Status:</b>     | TAXABLE                      |
| <b>Liber/Page:</b>       | 1771/1233                                | <b>Prev. Taxable Stat:</b> | TAXABLE                      |
| <b>Split:</b>            | //                                       | <b>Gov. Unit:</b>          | 13 PITTSFORD TWP             |
| <b>Public Impr.:</b>     | None                                     | <b>MAP #:</b>              | 20 N/A 09-03                 |
| <b>Topography:</b>       | None                                     | <b>School:</b>             | 30060 PITTSFORD AREA SCHOOLS |
|                          |  | <b>Neighborhood:</b>       | RES RESIDENTIAL              |

**Mailing Address:**  
VARNEY, JOEL  
5500 S WALDRON RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 08/27/2020 for 161,000 by GEETING, PATRICK EDWARD.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1771/1233

## Most Recent Permit Information

None Found

## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 74,900    | <b>2022 Taxable:</b>     | 69,004    | <b>Acreage:</b>        | 2.27 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 68

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,203

Ground Area: 1,891

Garage Area: 0

Basement Area: 1,144

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\*\*\*

01/01/2023 1:24 PM

|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Parcel:</b>           | 13 025 400 003 25 7 1                  | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED  |
| <b>Owner's Name:</b>     | HOLLY, MICHAEL                         | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED  |
| <b>Property Address:</b> | 6620 S MERIDIAN RD<br>HUDSON, MI 49247 | <b>Taxable Status</b>     | TAXABLE                   |
| <b>Liber/Page:</b>       | 1812/400                               | <b>Prev. Taxable Stat</b> | TAXABLE                   |
| <b>Split:</b>            | //                                     | <b>Gov. Unit:</b>         | 13 PITTSFORD TWP          |
| <b>Public Impr.:</b>     | None                                   | <b>MAP #</b>              | 21 N/A 11-16              |
| <b>Topography:</b>       | None                                   | <b>School:</b>            | 46080 HUDSON AREA SCHOOLS |
|                          |  | <b>Neighborhood:</b>      | RES RESIDENTIAL           |

## Mailing Address:

HOLLY, MICHAEL  
6620 S MERIDIAN RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 11/08/2021 for 110,000 by BUCKBEE, AMANDA L.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 1812/400

## Most Recent Permit Information

None Found

## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 54,700    | <b>2022 Taxable:</b>     | 54,700    | <b>Acres:</b>          | 0.98 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+20  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 56  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 975  
Ground Area: 975  
Garage Area: 852  
Basement Area: 975  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

**Parcel:** 13 026 200 007 26 7 1  
**Owner's Name:** BRYN, JON  
**Property Address:** 6420 ELM RD  
HUDSON, MI 49247

**Liber/Page:** 1820/0946 **Created:** / /  
**Split:** / / **Active:** Active

**Public Impr.:** None  
**Topography:** None

## Mailing Address:

BRYN, JON  
6420 ELM RD  
HUDSON MI 49247

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:**  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Most Recent Sale Information

Sold on 02/24/2022 for 73,500 by MILLER, SUE A.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1820/0946

## Most Recent Permit Information

Permit PB22-0005 on 04/12/2022 for \$0 category UTILITY BUILDING.

## Physical Property Characteristics

|                               |                                    |                           |
|-------------------------------|------------------------------------|---------------------------|
| <b>2023 S.E.V.:</b> Tentative | <b>2023 Taxable:</b> Tentative     | <b>Lot Dimensions:</b>    |
| <b>2022 S.E.V.:</b> 22,200    | <b>2022 Taxable:</b> 16,248        | <b>Acreage:</b> 10.01     |
| <b>Zoning:</b>                | <b>Land Value:</b> Tentative       | <b>Frontage:</b> 0.0      |
| <b>PRE:</b> 100.000           | <b>Land Impr. Value:</b> Tentative | <b>Average Depth:</b> 0.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Mobile Home  
Class: Low  
Style: MOBILE HOME  
Exterior: Wood Siding  
% Good (Physical): 23  
Heating System: Forced Warm Air  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 672  
Ground Area: 672  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

**Parcel:** 13 028 400 008 28 7 1  
**Owner's Name:** PAYNE, JUSTIN D & ASHLEY L  
**Property Address:** 11889 YOST RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1765/1127  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 20 DESC-M N/A 07-02  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

PAYNE, JUSTIN D & ASHLEY L  
11889 YOST RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 06/30/2020 for 127,000 by ROSE, DONALD L JR & KENDA ANN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1765/1127

## Most Recent Permit Information

Permit BW09-0106 on 01/06/2009 for \$0 category .

## Physical Property Characteristics

|                               |                                    |                           |
|-------------------------------|------------------------------------|---------------------------|
| <b>2023 S.E.V.:</b> Tentative | <b>2023 Taxable:</b> Tentative     | <b>Lot Dimensions:</b>    |
| <b>2022 S.E.V.:</b> 71,200    | <b>2022 Taxable:</b> 66,731        | <b>Acreage:</b> 8.00      |
| <b>Zoning:</b>                | <b>Land Value:</b> Tentative       | <b>Frontage:</b> 0.0      |
| <b>PRE:</b> 100.000           | <b>Land Impr. Value:</b> Tentative | <b>Average Depth:</b> 0.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: MANUFACTURED  
Exterior: Wood Siding  
% Good (Physical): 83  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,040  
Ground Area: 1,040  
Garage Area: 960  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

|                          |  |                           |                              |
|--------------------------|--|---------------------------|------------------------------|
| <b>Parcel:</b>           | 13 028 400 009 28 7 1                    | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED     |
| <b>Owner's Name:</b>     | BLACKBURN, DENNIS R                      | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED     |
| <b>Property Address:</b> | 6594 S WALDRON RD<br>PITTSFORD, MI 49271 | <b>Taxable Status</b>     | TAXABLE                      |
| <b>Liber/Page:</b>       | 1765/1110                                | <b>Prev. Taxable Stat</b> | TAXABLE                      |
| <b>Split:</b>            | //                                       | <b>Gov. Unit:</b>         | 13 PITTSFORD TWP             |
| <b>Public Impr.:</b>     | None                                     | <b>MAP #</b>              | 20 DESC-M N/A 07-01          |
| <b>Topography:</b>       | None                                     | <b>School:</b>            | 30060 PITTSFORD AREA SCHOOLS |
|                          |  | <b>Neighborhood:</b>      | RES RESIDENTIAL              |

## Mailing Address:

BLACKBURN, DENNIS R  
6594 S WALDRON RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 06/30/2020 for 112,000 by PAYNE, JUSTIN D.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1765/1110

## Most Recent Permit Information

None Found

## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 64,500    | <b>2022 Taxable:</b>     | 59,087    | <b>Acreage:</b>        | 2.00 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: MANUFACTURED  
Exterior: Wood Siding  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,680  
Ground Area: 1,680  
Garage Area: 960  
Basement Area: 560  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

|                          |  |                            |                              |
|--------------------------|--|----------------------------|------------------------------|
| <b>Parcel:</b>           | 13 032 300 007 32 7 1                      | <b>Current Class:</b>      | 401.RESIDENTIAL-IMPROVED     |
| <b>Owner's Name:</b>     | SCHMITT, JESSE & STACIA                    | <b>Previous Class:</b>     | 401.RESIDENTIAL-IMPROVED     |
| <b>Property Address:</b> | 10300 SQUAWFIELD RD<br>PITTSFORD, MI 49271 | <b>Taxable Status:</b>     | TAXABLE                      |
| <b>Liber/Page:</b>       | 1765/206                                   | <b>Prev. Taxable Stat:</b> | TAXABLE                      |
| <b>Split:</b>            | 04/02/1998                                 | <b>Gov. Unit:</b>          | 13 PITTSFORD TWP             |
| <b>Public Impr.:</b>     | None                                       | <b>MAP #:</b>              | 20 DESC-M N/A 06-22          |
| <b>Topography:</b>       | None                                       | <b>School:</b>             | 30060 PITTSFORD AREA SCHOOLS |
|                          |  | <b>Neighborhood:</b>       | RES RESIDENTIAL              |

## Mailing Address:

SCHMITT, JESSE & STACIA  
403 N STEER ST  
ADDISON MI 49220

## Most Recent Sale Information

Sold on 06/22/2020 for 218,000 by CALDWELL, CAROLYN A.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1765/206

## Most Recent Permit Information

Permit PM10-0251 on 07/09/2010 for \$0 category MECHANICAL.

## Physical Property Characteristics

|                     |           |                          |           |                        |       |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |       |
| <b>2022 S.E.V.:</b> | 119,200   | <b>2022 Taxable:</b>     | 112,183   | <b>Acreage:</b>        | 10.00 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0   |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0   |

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 53

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 3,408

Ground Area: 2,736

Garage Area: 0

Basement Area: 1,344

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\*\*\*

01/01/2023 1:24 PM

**Parcel:** 13 033 100 006 33 7 1  
**Owner's Name:** HERCULA, SCOTT P & LISA M  
**Property Address:** 7025 TUTTLE RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1791/532  
**Split:** 11/25/2009  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 DESC-G N/A 04-07  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

HERCULA, SCOTT P & LISA M  
7025 TUTTLE RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 04/02/2021 for 345,000 by MOORE, JACOB L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1791/532

## Most Recent Permit Information

Permit PB09-0686 on 10/20/2009 for \$200,512 category BUILDING.

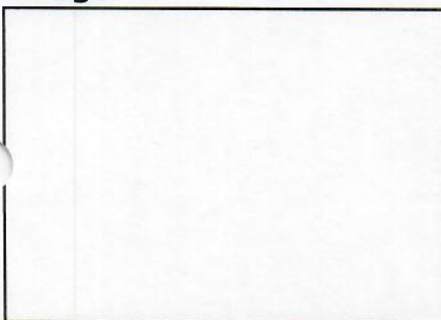
## Physical Property Characteristics

|                               |                                    |                           |
|-------------------------------|------------------------------------|---------------------------|
| <b>2023 S.E.V.:</b> Tentative | <b>2023 Taxable:</b> Tentative     | <b>Lot Dimensions:</b>    |
| <b>2022 S.E.V.:</b> 135,900   | <b>2022 Taxable:</b> 73,556        | <b>Acreeage:</b> 5.16     |
| <b>Zoning:</b>                | <b>Land Value:</b> Tentative       | <b>Frontage:</b> 0.0      |
| <b>PRE:</b> 100.000           | <b>Land Impr. Value:</b> Tentative | <b>Average Depth:</b> 0.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: BC  
Style: TWO STORY  
Exterior:  
% Good (Physical): 87  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,404  
Ground Area: 1,202  
Garage Area: 460  
Basement Area: 1,202  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:24 PM

|                          |                                       |                            |                              |
|--------------------------|---------------------------------------|----------------------------|------------------------------|
| <b>Parcel:</b>           | 13 033 100 008 33 7 1                 | <b>Current Class:</b>      | 401.RESIDENTIAL-IMPROVED     |
| <b>Owner's Name:</b>     | MOHR, GARRETT                         | <b>Previous Class:</b>     | 401.RESIDENTIAL-IMPROVED     |
| <b>Property Address:</b> | 7411 TUTTLE RD<br>PITTSFORD, MI 49271 | <b>Taxable Status:</b>     | TAXABLE                      |
| <b>Liber/Page:</b>       | 1795/769                              | <b>Prev. Taxable Stat:</b> | TAXABLE                      |
| <b>Split:</b>            | 09/14/2020                            | <b>Gov. Unit:</b>          | 13 PITTSFORD TWP             |
| <b>Public Impr.:</b>     | None                                  | <b>MAP #:</b>              | 21 SPLIT N/A 05-18-21        |
| <b>Topography:</b>       | None                                  | <b>School:</b>             | 30060 PITTSFORD AREA SCHOOLS |
|                          |                                       | <b>Neighborhood:</b>       | RES RESIDENTIAL              |

## Mailing Address:

MOHR, GARRETT  
7411 TUTTLE RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 04/14/2021 for 65,000 by SWARTZ, CURTIS & JOYCE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1795/769

## Most Recent Permit Information

None Found

## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 43,500    | <b>2022 Taxable:</b>     | 12,859    | <b>Acreage:</b>        | 4.16 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 0.000     | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD+1

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 50

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,270

Ground Area: 940

Garage Area: 0

Basement Area: 660

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

## Image



Pittsford Residential ECF Analysis

| Parcel Number         | Street Address      | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Cur. Asmnt.        | Ascd/Adj. Sale |
|-----------------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|----------------|
| 13 001 200 004 01 7 1 | 2220 S MERIDIAN RD  | 10/15/20  | \$136,000          | WD     | 03-ARM'S LENGTH | \$136,000          | \$44,200           | 32.50          |
| 13 002 200 009 02 7 1 | 2250 ELM RD         | 10/09/20  | \$85,000           | WD     | 03-ARM'S LENGTH | \$85,000           | \$39,400           | 46.35          |
| 13 002 200 011 02 7 1 | 2491 ELM RD         | 12/03/21  | \$130,000          | WD     | 03-ARM'S LENGTH | \$130,000          | \$52,900           | 40.69          |
| 13 005 300 002 05 7 1 | 10020 BEECHER RD    | 02/28/22  | \$153,000          | WD     | 03-ARM'S LENGTH | \$153,000          | \$40,300           | 26.34          |
| 13 006 400 014 06 7 1 | 9720 BEECHER RD     | 07/06/20  | \$90,000           | WD     | 03-ARM'S LENGTH | \$90,000           | \$60,500           | 67.22          |
| 13 007 300 006 07 7 1 | 3663 S PITTSFORD RD | 12/17/20  | \$395,000          | WD     | 03-ARM'S LENGTH | \$395,000          | \$165,100          | 41.80          |
| 13 012 400 005 12 7 1 | 3678 S MERIDIAN RD  | 01/20/22  | \$170,000          | WD     | 03-ARM'S LENGTH | \$170,000          | \$89,200           | 52.47          |
| 13 014 400 011 14 7 1 | 13620 HUDSON RD     | 03/04/22  | \$117,900          | WD     | 03-ARM'S LENGTH | \$117,900          | \$46,900           | 39.78          |
| 13 015 400 006 15 7 1 | 12940 HUDSON RD     | 01/24/22  | \$185,000          | WD     | 03-ARM'S LENGTH | \$185,000          | \$64,300           | 34.76          |
| 13 021 400 009 21 7 1 | 5500 S WALDRON RD   | 08/27/20  | \$161,000          | WD     | 03-ARM'S LENGTH | \$161,000          | \$82,700           | 51.37          |
| 13 025 400 003 25 7 1 | 6620 S MERIDIAN RD  | 11/08/21  | \$110,000          | WD     | 03-ARM'S LENGTH | \$110,000          | \$60,000           | 54.55          |
| 13 026 200 007 26 7 1 | 6420 ELM RD         | 02/24/22  | \$73,500           | WD     | 03-ARM'S LENGTH | \$73,500           | \$28,700           | 39.05          |
| 13 028 400 008 28 7 1 | 11889 YOST RD       | 06/30/20  | \$127,000          | WD     | 03-ARM'S LENGTH | \$127,000          | \$77,700           | 61.18          |
| 13 028 400 009 28 7 1 | 6594 S WALDRON RD   | 06/30/20  | \$112,000          | WD     | 03-ARM'S LENGTH | \$112,000          | \$70,600           | 63.04          |
| 13 032 300 007 32 7 1 | 10300 SQUAWFIELD RD | 06/22/20  | \$218,000          | WD     | 03-ARM'S LENGTH | \$218,000          | \$135,500          | 62.16          |
| 13 033 100 006 33 7 1 | 7025 TUTTLE RD      | 04/02/21  | \$345,000          | WD     | 03-ARM'S LENGTH | \$345,000          | \$148,500          | 43.04          |
| <b>Totals:</b>        |                     |           | <b>\$2,608,400</b> |        |                 | <b>\$2,608,400</b> | <b>\$1,206,500</b> |                |

Sale. Ratio => 46.25

Std. Dev. => 12.07



| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.       | Floor Area | \$/Sq.Ft.      | ECF Area | Dev. by Mean (%) |
|--------------------|-------------|--------------------|--------------------|--------------|------------|----------------|----------|------------------|
| \$88,368           | \$3,243     | \$132,757          | \$99,678           | 1.332        | 1,005      | \$132.10       | RES      | 29.4473          |
| \$83,819           | \$35,250    | \$49,750           | \$56,873           | 0.875        | 1,508      | \$32.99        | RES      | 87.4756          |
| \$105,797          | \$50,525    | \$79,475           | \$64,721           | 1.228        | 1,080      | \$73.59        | RES      | 19.0571          |
| \$80,593           | \$3,525     | \$149,475          | \$94,371           | 1.584        | 1,380      | \$108.32       | RES      | 54.6519          |
| \$120,966          | \$22,231    | \$67,769           | \$115,615          | 0.586        | 1,216      | \$55.73        | RES      | 45.1224          |
| \$330,288          | \$96,677    | \$298,323          | \$273,549          | 1.091        | 2,048      | \$145.67       | RES      | 5.3179           |
| \$178,384          | \$7,113     | \$162,887          | \$200,552          | 0.812        | 1,520      | \$107.16       | RES      | 22.5191          |
| \$93,753           | \$3,102     | \$114,798          | \$106,149          | 1.081        | 2,654      | \$43.25        | RES      | 4.4097           |
| \$128,516          | \$4,042     | \$180,958          | \$145,754          | 1.242        | 1,628      | \$111.15       | RES      | 20.4144          |
| \$165,454          | \$10,669    | \$150,331          | \$181,247          | 0.829        | 2,203      | \$68.24        | RES      | 20.7960          |
| \$119,962          | \$4,606     | \$105,394          | \$135,077          | 0.780        | 975        | \$108.10       | RES      | 25.7136          |
| \$57,359           | \$47,047    | \$26,453           | \$12,075           | 2.191        | 672        | \$39.36        | RES      | 115.3349         |
| \$155,492          | \$37,600    | \$89,400           | \$138,047          | 0.648        | 1,040      | \$85.96        | RES      | 38.9780          |
| \$141,285          | \$9,400     | \$102,600          | \$154,432          | 0.664        | 1,680      | \$61.07        | RES      | 37.3016          |
| \$271,062          | \$47,000    | \$171,000          | \$262,368          | 0.652        | 3,408      | \$50.18        | RES      | 38.5629          |
| \$296,945          | \$22,654    | \$322,346          | \$321,184          | 1.004        | 2,404      | \$134.09       | RES      | 3.3767           |
| <b>\$2,418,043</b> |             | <b>\$2,203,716</b> | <b>\$2,361,691</b> | <b>0.933</b> |            | <b>\$84.81</b> |          | <b>10.4277</b>   |

E.C.F. => **0.933**      Std. Deviation=> **0.41868239**  
Ave. E.C.F. => **1.037**      Ave. Variance=> **35.5299**      Coefficient of Var=>

| Building Style | Land Value | Land Table  | Property Class | Building Depr. |
|----------------|------------|-------------|----------------|----------------|
| RANCH          | \$3,243    | RESIDENTIAL | 401            | 62             |
| MANUFACTURED   | \$35,250   | RESIDENTIAL | 401            | 45             |
| MOBILE HOME    | \$50,525   | RESIDENTIAL | 401            | 47             |
| RANCH          | \$3,525    | RESIDENTIAL | 401            | 47             |
| FARM HOUSE     | \$22,231   | RESIDENTIAL | 401            | 56             |
| RANCH          | \$89,253   | RESIDENTIAL | 401            | 87             |
| RANCH          | \$4,653    | RESIDENTIAL | 401            | 67             |
| FARM HOUSE     | \$3,102    | RESIDENTIAL | 401            | 45             |
| SPLIT LEVEL    | \$4,042    | RESIDENTIAL | 401            | 60             |
| FARM HOUSE     | \$10,669   | RESIDENTIAL | 401            | 68             |
| RANCH          | \$4,606    | RESIDENTIAL | 401            | 56             |
| MOBILE HOME    | \$47,047   | RESIDENTIAL | 401            | 23             |
| MANUFACTURED   | \$37,600   | RESIDENTIAL | 401            | 83             |
| MANUFACTURED   | \$9,400    | RESIDENTIAL | 401            | 68             |
| RANCH          | \$47,000   | RESIDENTIAL | 401            | 53             |
| TWO STORY      | \$22,654   | RESIDENTIAL | 401            | 87             |

34.24949295

Pittsford Residential Land Analysis

| Parcel Number         | Street Address      | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Cur. Asmnt.            | Asd/Adj. Sale |
|-----------------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|------------------------|---------------|
| 13 014 400 011 14 7 1 | 13620 HUDSON RD     | 03/04/22  | \$117,900          | WD     | 03-ARM'S LENGTH | \$117,900          | \$46,300               | 39.27         |
| 13 001 200 004 01 7 1 | 2220 S MERIDIAN RD  | 10/15/20  | \$136,000          | WD     | 03-ARM'S LENGTH | \$136,000          | \$43,700               | 32.13         |
| 13 005 300 002 05 7 1 | 10020 BEECHER RD    | 02/28/22  | \$153,000          | WD     | 03-ARM'S LENGTH | \$153,000          | \$42,700               | 27.91         |
| 13 015 400 006 15 7 1 | 12940 HUDSON RD     | 01/24/22  | \$185,000          | WD     | 03-ARM'S LENGTH | \$185,000          | \$63,500               | 34.32         |
| 13 025 400 003 25 7 1 | 6620 S MERIDIAN RD  | 11/08/21  | \$110,000          | WD     | 03-ARM'S LENGTH | \$110,000          | \$59,300               | 53.91         |
| 13 012 400 005 12 7 1 | 3678 S MERIDIAN RD  | 01/20/22  | \$170,000          | WD     | 03-ARM'S LENGTH | \$170,000          | \$88,100               | 51.82         |
| 13 017 100 006 17 7 1 | 10091 DAY RD        | 07/09/20  | \$55,000           | MLC    | 03-ARM'S LENGTH | \$55,000           | \$44,100               | 80.18         |
| 13 028 400 009 28 7 1 | 6594 S WALDRON RD   | 06/30/20  | \$112,000          | WD     | 03-ARM'S LENGTH | \$112,000          | \$70,000               | 62.50         |
| 13 033 100 008 33 7 1 | 7411 TUTTLE RD      | 04/14/21  | \$65,000           | WD     | 03-ARM'S LENGTH | \$65,000           | \$46,300               | 71.23         |
| 13 033 100 006 33 7 1 | 7025 TUTTLE RD      | 04/02/21  | \$345,000          | WD     | 03-ARM'S LENGTH | \$345,000          | \$147,300              | 42.70         |
| 13 002 200 016 02 7 1 | 2250 ELM RD         | 10/09/20  | \$85,000           | WD     | 03-ARM'S LENGTH | \$85,000           | \$67,200               | 79.06         |
| 13 006 400 014 06 7 1 | 9720 BEECHER RD     | 07/06/20  | \$90,000           | WD     | 03-ARM'S LENGTH | \$90,000           | \$64,100               | 71.22         |
| 13 028 400 008 28 7 1 | 11889 YOST RD       | 06/30/20  | \$127,000          | WD     | 03-ARM'S LENGTH | \$127,000          | \$76,300               | 60.08         |
| 13 032 300 007 32 7 1 | 10300 SQUAWFIELD RD | 06/22/20  | \$218,000          | WD     | 03-ARM'S LENGTH | \$218,000          | \$128,300              | 58.85         |
| 13 026 200 007 26 7 1 | 6420 ELM RD         | 02/24/22  | \$73,500           | WD     | 03-ARM'S LENGTH | \$73,500           | \$22,500               | 30.61         |
| 13 032 200 002 32 7 1 | 7071 CARNCROSS RD   | 12/30/21  | \$125,000          | WD     | 03-ARM'S LENGTH | \$125,000          | \$96,600               | 77.28         |
| 13 002 200 011 02 7 1 | 2491 ELM RD         | 12/03/21  | \$130,000          | WD     | 03-ARM'S LENGTH | \$130,000          | \$40,500               | 31.15         |
| 13 007 300 006 07 7 1 | 3663 S PITTSFORD RD | 12/17/20  | \$395,000          | WD     | 03-ARM'S LENGTH | \$395,000          | \$150,300              | 38.05         |
| 13 029 100 010 29 7 1 | UNION RD            | 09/14/21  | \$140,000          | LC     | 03-ARM'S LENGTH | \$140,000          | \$60,100               | 42.93         |
| <b>Totals:</b>        |                     |           | <b>\$2,832,400</b> |        |                 | <b>\$2,832,400</b> | <b>\$1,357,200</b>     | <b>47.92</b>  |
|                       |                     |           |                    |        |                 |                    | <b>Std. Dev. =&gt;</b> | <b>18.01</b>  |

|           |        |         |        |          |         |           |         |
|-----------|--------|---------|--------|----------|---------|-----------|---------|
| 1 Acre:   | 4,700  | 3 Acre: | 14,100 | 10 Acre: | 47,000  | 30 Acre:  | 105,000 |
| 1.5 Acre: | 7,050  | 4 Acre: | 18,800 | 15 Acre: | 70,500  | 40 Acre:  | 140,000 |
| 2 Acre:   | 9,400  | 5 Acre: | 23,500 | 20 Acre: | 94,000  | 50 Acre:  | 175,000 |
| 2.5 Acre: | 11,750 | 7 Acre: | 32,900 | 25 Acre: | 100,000 | 100 Acre: | 350,000 |

| Cur. Appraisal     | Land Residual    | Est. Land Value  | Net Acres                | Total Acres     | Dollars/Acre         | Dollars/SqFt   | ECF Area      | Libers/Page | Land Table |
|--------------------|------------------|------------------|--------------------------|-----------------|----------------------|----------------|---------------|-------------|------------|
| \$92,677           | \$28,523         | \$3,300          | 0.66                     | 0.66            | \$43,217             | \$0.99         | RES 1822/0119 | RESIDENTIAL |            |
| \$87,379           | \$52,071         | \$3,450          | 0.69                     | 0.69            | \$75,465             | \$1.73         | RES 1776/357  | RESIDENTIAL |            |
| \$85,461           | \$73,539         | \$6,000          | 0.75                     | 0.75            | \$98,052             | \$2.25         | RES 1822/1276 | RESIDENTIAL |            |
| \$127,025          | \$62,275         | \$4,300          | 0.86                     | 0.86            | \$72,413             | \$1.66         | RES 1818/0061 | RESIDENTIAL |            |
| \$118,635          | (\$3,735)        | \$4,900          | 0.98                     | 0.98            | (\$3,811)            | (\$0.09)       | RES 1812/400  | RESIDENTIAL |            |
| \$176,274          | (\$1,324)        | \$4,950          | 0.99                     | 0.99            | (\$1,337)            | (\$0.03)       | RES 1818/1230 | RESIDENTIAL |            |
| \$88,209           | (\$23,209)       | \$10,000         | 2.00                     | 2.00            | (\$11,605)           | (\$0.27)       | RES 1768/987  | RESIDENTIAL |            |
| \$140,032          | (\$18,032)       | \$10,000         | 2.00                     | 2.00            | (\$9,016)            | (\$0.21)       | RES 1765/1110 | RESIDENTIAL |            |
| \$92,668           | (\$6,868)        | \$20,800         | 4.16                     | 4.16            | (\$1,651)            | (\$0.04)       | RES 1795/769  | RESIDENTIAL |            |
| \$294,537          | \$74,563         | \$24,100         | 5.16                     | 5.16            | \$14,450             | \$0.33         | RES 1791/532  | RESIDENTIAL |            |
| \$134,413          | (\$21,413)       | \$28,000         | 5.60                     | 5.60            | (\$3,824)            | (\$0.09)       | RES 1775/872  | RESIDENTIAL |            |
| \$128,227          | (\$5,077)        | \$33,150         | 7.00                     | 7.00            | (\$725)              | (\$0.02)       | RES 1766/714  | RESIDENTIAL |            |
| \$152,569          | \$10,764         | \$36,333         | 8.00                     | 8.00            | \$1,346              | \$0.03         | RES 1765/1127 | RESIDENTIAL |            |
| \$256,663          | \$337            | \$39,000         | 10.00                    | 10.00           | \$34                 | \$0.00         | RES 1765/206  | RESIDENTIAL |            |
| \$45,052           | \$67,487         | \$39,039         | 10.01                    | 10.01           | \$6,742              | \$0.15         | RES 1820/0946 | RESIDENTIAL |            |
| \$193,119          | (\$27,988)       | \$40,131         | 10.29                    | 10.29           | (\$2,720)            | (\$0.06)       | RES 1816/469  | RESIDENTIAL |            |
| \$80,948           | \$96,977         | \$47,925         | 10.75                    | 10.75           | \$9,021              | \$0.21         | RES 1814/27   | RESIDENTIAL |            |
| \$300,641          | \$157,248        | \$62,889         | 18.99                    | 18.99           | \$8,281              | \$0.19         | RES 1783/306  | RESIDENTIAL |            |
| \$120,270          | \$140,000        | \$120,270        | 40.45                    | 40.45           | \$3,461              | \$0.08         | RES 1806/989  | RESIDENTIAL |            |
| <b>\$2,714,799</b> | <b>\$656,138</b> | <b>\$538,537</b> | <b>139.34</b>            | <b>139.34</b>   | <b>Average</b>       | <b>Average</b> |               |             |            |
|                    |                  |                  | <b>per Net Acre=&gt;</b> | <b>4,708.90</b> | <b>per SqFt=&gt;</b> | <b>\$0.11</b>  |               |             |            |

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