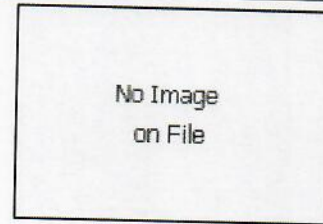


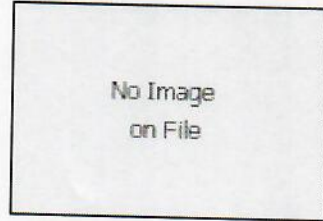
9

Neighborhoods Used: MA LK - MALLORY LAKE, 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



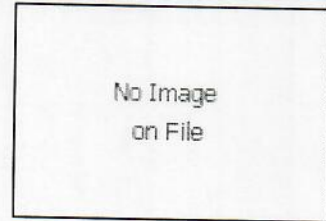
7411 TUTTLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
13 033 100 008 33 7 1 04/14/2021 RES 401 65,000 19,552
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family FARM HOUSE 50 42,419 80,172 0.529
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3029 5725 0.529



Neighborhoods Used: MA LK - MALLORY LAKE, RES - RESIDENTIAL

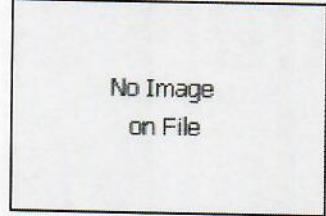
7025 TUTTLE RD

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



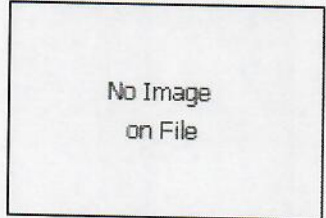
3663 S PITTSFORD RD

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



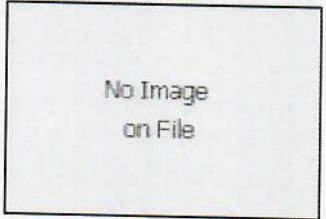
6480 NYE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 027 400 017	27 7 1 11/02/2020 MA LK	001	345,000	39,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	283,416	240,827
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22584	19190	1.177	



6480 NYE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 027 400 019	27 7 1 11/02/2020 MA LK	402	345,000	167,775
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	164,145	240,827
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13080	19190	0.682	



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



2250 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	



Neighborhoods Used: MA LK - MALLORY LAKE, RES - RESIDENTIAL

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	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
				0.648



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
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
Single Family	RANCH	53	144,506	221,718
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	26494	40651	0.652	0.652



Neighborhoods Used: MA LK - MALLORY LAKE, RES - RESIDENTIAL

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include DUPLEX, HOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, RANCH, SPLIT LEVEL, TWO STORY.

Total Single Family Costs by Manual : 2,890,821
Total Mobile Home Costs by Manual : 73,796
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 129,391
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include DUPLEX, FARM HOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, RANCH, SPLIT LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 2,595,853
Total Mobile Home Sale Residual Values : 102,244
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 96,497
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows include initial values and values after application of E.C.F.s.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include DUPLEX, FARM HOUSE, LOG HOME, MANUFACTURED, MOBILE HOME, RANCH, SPLIT LEVEL, TWO STORY.

Single Family E.C.F. : 0.898 (18)
Mobile Home E.C.F. : 1.386 (2)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.746 (7)
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): MA LK - MALLORY LAKE, RES - RESIDENTIAL

Neighborhoods Used: MA LK - MALLORY LAKE, 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 1:49 PM

Parcel:	13 027 400 019 27 7 1	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	LAKE, VICTORIA LYNN	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	6480 NYE RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1778/275	Prev. Taxable Stat	TAXABLE
Split:	07/29/2020	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	21 COMB N/A 11-06-20
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	MA LK MALLORY LAKE

Mailing Address:

LAKE, VICTORIA LYNN
HESS, TRENTON
6480 NYE RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 11/02/2020 for 345,000 by BENNETT, ROGER L & LAUREL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1778/275

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	168,600	2022 Taxable:	156,809	Acreage:	22.37
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: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 74

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 2,384

Ground Area: 1,448

Garage Area: 576

Basement Area: 1,448

Basement Walls:

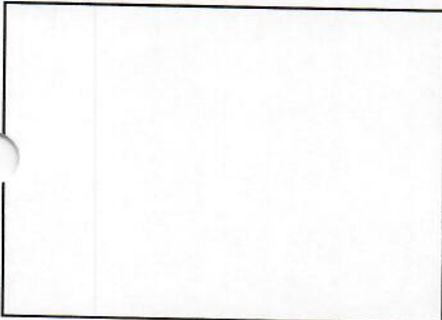
Estimated TCV: Tentative

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: 13 001 200 004 01 7 1
Owner's Name: ROWLAND, LEONA
Property Address: 2220 S MERIDIAN RD
HUDSON, MI 49247
Liber/Page: 1776/357
Split: / /
Public Impr.: Topography: None
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 10-19
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

ROWLAND, LEONA
2220 S MERIDIAN RD
HUDSON MI 49247

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1776/357

Physical Property Characteristics

2023 S.E.V.: Tentative

2022 S.E.V.: 40,200

Zoning:

ARE: 0.000

2023 Taxable: Tentative

2022 Taxable: 36,671

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 0.69

Frontage: 0.0

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

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 39,000

2022 Taxable: 39,000

Acreeage: 10.75

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: 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. Topography: None
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

Created: 11/16/2022
Active: Active

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

Most Recent Permit Information

None Found

Liber/Page: 1838/0532

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 0

2022 Taxable: 0

Acreage: 5.60

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: 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
Split: // **Created:** // **Active:** Active
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 #: 19 N/A 02-26
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

SERENO, JORGE
10020 BEECHER RD
PITTSFORD MI 49271

Most Recent Sale Information

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

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

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

Liber/Page: 1822/1276

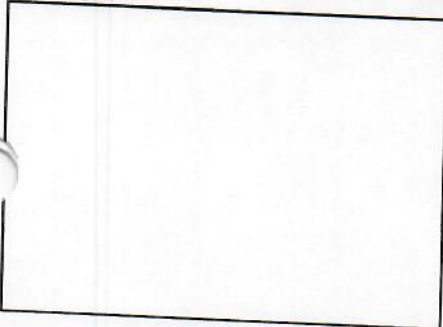
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 39,600	2022 Taxable: 24,656	Acres: 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

Parcel: 13 006 400 014 06 7 1
Owner's Name: SCHMELTZ, BRENDA
Property Address: 9720 BEECHER RD
PITTSFORD, MI 49271
Liber/Page: 1766/714
Split: 07/27/2005
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 07-10
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Created: 07/27/2005
Active: Active

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

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 60,100

2022 Taxable: 57,641

Acreage: 7.00

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: 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:

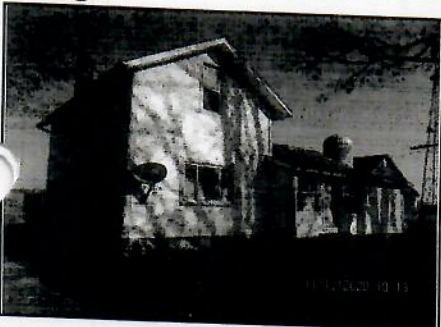
Estimated TCV: Tentative

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

Created: 07/02/2002
Active: Active

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.

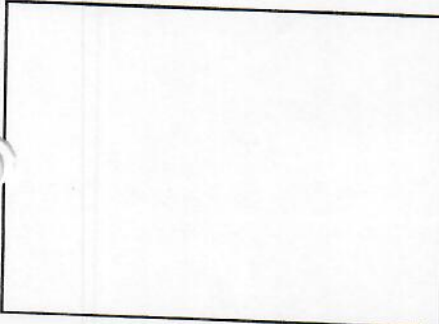
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 139,900	2022 Taxable: 130,777	Acreage: 18.99
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+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

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

Most Recent Permit Information

None Found

Liber/Page: 1838/0468

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,900	2022 Taxable:	49,307	Acres:	0.99
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+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	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GIBSON, TAMMY J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13260 HUDSON RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1433/147	Prev. Taxable Stat	TAXABLE
Split:	08/20/2008	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	10 N/A 09-01
Topography:	None	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

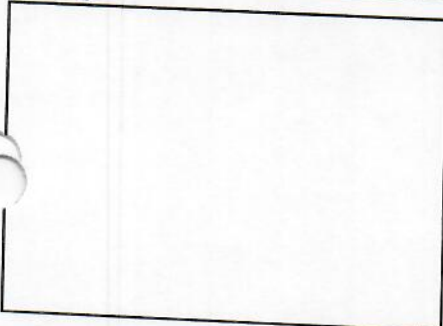
2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,300	2022 Taxable:	37,379	Acreage:	1.75
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: 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

Most Recent Permit Information

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

Liber/Page: 1831/0322

Physical Property Characteristics

2023 S.E.V.: Tentative
2022 S.E.V.: 58,400

2023 Taxable: Tentative
2022 Taxable: 35,999
Land Value: Tentative
Land Impr. Value: Tentative

Lot Dimensions:
Acreage: 0.86
Frontage: 0.0
Average Depth: 0.0

Zoning:
PRE: 0.000

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

Parcel: 13 021 400 009 21 7 1
Owner's Name: VARNEY, JOEL
Property Address: 5500 S WALDRON 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 #: 20 N/A 09-03
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Liber/Page: 1771/1233
Split: / /
Created: / /
Active: Active
Public Impr.: None
Topography: None

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

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 74,900

2022 Taxable: 69,004

Acreage: 2.27

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: 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

Parcel: 13 025 400 003 25 7 1
Owner's Name: HOLLY, MICHAEL
Property Address: 6620 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 #: 21 N/A 11-16
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Liber/Page: 1812/400
Split: / /
Created: / /
Active: Active

Public Impr.: None
Topography: None

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

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 54,700

2022 Taxable: 54,700

Acres: 0.98

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: 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: BRY, JON
Property Address: 6420 ELM RD
HUDSON, MI 49247
Liber/Page: 1820/0946
Split: // **Created:** //
Public Impr.: None **Topography:** None
Mailing Address:
BRY, 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

Most Recent Permit Information

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

Liber/Page: 1820/0946

Physical Property Characteristics

2023 S.E.V.: Tentative
2022 S.E.V.: 22,200
Zoning:
PRE: 100.000

2023 Taxable: Tentative
2022 Taxable: 16,248
Land Value: Tentative
Land Impr. Value: Tentative

Lot Dimensions:
Acreage: 10.01
Frontage: 0.0
Average Depth: 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: // **Created:** // **Active:** Active
Public Impr. Topography: None
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

Most Recent Permit Information

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

Liber/Page: 1765/1127

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 71,200

2022 Taxable: 66,731

Acreage: 8.00

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: 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

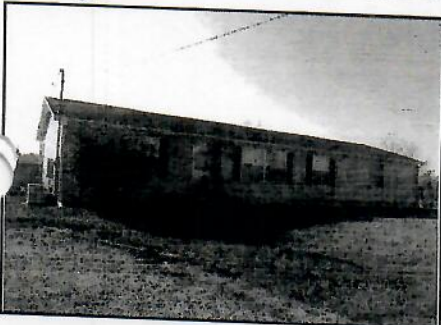
Garage Area: 960

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

Parcel: 13 028 400 009 28 7 1
Owner's Name: BLACKBURN, DENNIS R
Property Address: 6594 S WALDRON RD
PITTSFORD, MI 49271
Liber/Page: 1765/1110
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 07-01
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 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

Most Recent Permit Information

None Found

Liber/Page: 1765/1110

Physical Property Characteristics

2023 S.E.V.: Tentative

2022 S.E.V.: 64,500

Zoning:

PRE: 100.000

2023 Taxable: Tentative

2022 Taxable: 59,087

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 2.00

Frontage: 0.0

Average Depth: 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

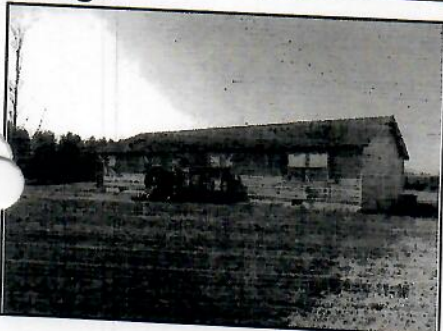
Garage Area: 960

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

Parcel: 13 032 300 007 32 7 1
Owner's Name: SCHMITT, JESSE & STACIA
Property Address: 10300 SQUAWFIELD RD
PITTSFORD, MI 49271
Liber/Page: 1765/206
Split: 04/02/1998
Public Impr.: Topography: None
None
Created: 04/02/1998
Active: Active

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 06-22
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 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

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 119,200	2022 Taxable: 112,183	Acreage: 10.00
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: 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

Created: 11/25/2009
Active: Active

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

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 135,900

2022 Taxable: 73,556

Acreeage: 5.16

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: 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

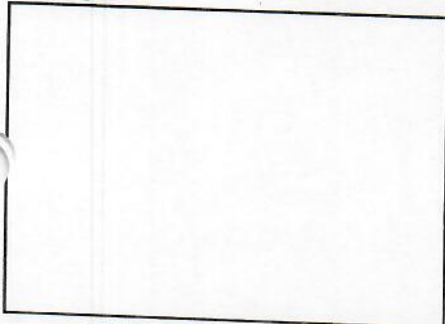
Garage Area: 460

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

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

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

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	43,500	2022 Taxable:	12,859	Acreage:	4.16
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: 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



Mallory Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/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
13 033 100 008 33 7 1	7411 TUTTLE RD	04/14/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$46,500	71.54
Totals:			\$2,673,400			\$2,673,400	\$1,253,000	

Sale. Ratio => 46.87
 Std. Dev. => 13.09

Due to a lack of improved sales on Mallory Lake, ECF was developed using the sales from the Pittsord Residential ECF neighborhood. ECF of 0.920 was utilized for the 2023 year.

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	32.2175
\$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	21.8274
\$80,593	\$0	\$153,000	\$94,371	1.621	1,380	\$110.87	RES	61.1574
\$120,966	\$22,231	\$67,769	\$115,615	0.586	1,216	\$55.73	RES	42.3521
\$330,288	\$96,677	\$298,323	\$273,549	1.091	2,048	\$145.67	RES	8.0881
\$178,384	\$7,113	\$162,887	\$200,552	0.812	1,520	\$107.16	RES	19.7488
\$93,753	\$3,102	\$114,798	\$106,149	1.081	2,654	\$43.25	RES	7.1799
\$128,516	\$4,042	\$180,958	\$145,754	1.242	1,628	\$111.15	RES	23.1846
\$165,454	\$10,669	\$150,331	\$181,247	0.829	2,203	\$68.24	RES	18.0258
\$119,962	\$4,606	\$105,394	\$135,077	0.780	975	\$108.10	RES	22.9434
\$57,359	\$47,047	\$26,453	\$12,075	2.191	672	\$39.36	RES	118.1052
\$155,492	\$37,600	\$89,400	\$138,047	0.648	1,040	\$85.96	RES	36.2077
\$141,285	\$9,400	\$102,600	\$154,432	0.664	1,680	\$61.07	RES	34.5314
\$271,062	\$47,000	\$171,000	\$262,368	0.652	3,408	\$50.18	RES	35.7926
\$296,945	\$22,654	\$322,346	\$321,184	1.004	2,404	\$134.09	RES	0.6065
\$92,909	\$19,552	\$45,448	\$85,898	0.529	1,270	\$35.79	RES	48.0592
\$2,510,952		\$2,252,689	\$2,447,590			\$82.08		8.9313

E.C.F. => **0.920** Std. Deviation=> **0.42697801**
 Ave. E.C.F. => **1.010** Ave. Variance=> **36.3237** 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	\$0	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
FARM HOUSE	\$19,552	RESIDENTIAL	401	50

35.97535296

Mallory Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
13 026 300 016 26 7 1	6551 NYE RD	04/14/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$45,300	35.67
13 027 200 018 27 7 1	6550 NYE RD	12/02/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$59,600	48.46
Totals:						\$250,000	\$104,900	41.96
							Sale. Ratio =>	

2023 Land Table

1 Acre:	45,000	3 Acre:	65,000	10 Acre:	100,000	30 Acre:	0
1.5 Acre:	50,000	4 Acre:	70,000	15 Acre:	112,500	40 Acre:	0
2 Acre:	55,000	5 Acre:	75,000	20 Acre:	150,000	50 Acre:	0
2.5 Acre:	60,000	7 Acre:	85,000	25 Acre:	187,500	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$90,650	\$127,000	\$90,650	8.13	8.13	\$15,621	\$0.36	MA LK	1792/1043
\$119,175	\$123,000	\$119,175	15.89	15.89	\$7,741	\$0.18	MA LK	1781/0055
\$209,825	\$250,000	\$209,825	24.02	24.02				
			Average		Average			
			per Net Acre=>		per SqFt=>			
			10,407.99		\$0.24			

Land Table	Class
MALLORY LAKE	402
MALLORY LAKE	402

1 Acre:	45,000	3 Acre:	65,000	10 Acre:	100,000	30 Acre:	0
1.5 Acre:	50,000	4 Acre:	70,000	15 Acre:	112,500	40 Acre:	0
2 Acre:	55,000	5 Acre:	75,000	20 Acre:	150,000	50 Acre:	0
2.5 Acre:	60,000	7 Acre:	85,000	25 Acre:	187,500	100 Acre:	0