

3

Code	Description	Comments
Unit 16 - RANSOM TOWNSHIP		
16001	RANSOM AGRICULTURE	
16003	RANSOM RESIDENTIAL	
	COMMERCIAL RANSOM	
3001	INDUSTRIAL RANSOM	
PP	PERSONAL PROPERTY	
RANSO	RANSOM VILLAGE	
Unit -		
-----		

Unit: 16 - RANSOM TOWNSHIP  
Rates/Values for Neighborhood 16001.RANSOM AGRICULTURE, Last Edited: 12/30/2022

Values for Rate Table 'AG RATES', (Acres)  
TILL: > 40 A : 4,250  
TILL: 20-40 A : 4,250  
TILL: 10-20 A : 4,250  
NON TILL:>40 A : 4,250  
NON TILL:20-40 : 4,250  
NON TILL:10-20A: 4,250  
R/W : 0  
COUNTY DRAIN : 0  
PONDS:5000 : 5,000  
SITE : 5,000  
OUTBLD: : 5,000  
HWY/WASTE:0 : 0

Unit: 16 - RANSOM TOWNSHIP  
Rates/Values for Neighborhood 16003.RANSOM RESIDENTIAL, Last Edited: 08/18/2022

Values for Acreage Table 1: 'RESIDENTIAL RATES'  
1 Acre: 5,500 3 Acre: 15,000 10 Acre: 25,000 30 Acre: 45,000  
1.5 Acre: 8,250 4 Acre: 17,500 15 Acre: 27,500 40 Acre: 60,000  
2 Acre: 11,000 5 Acre: 20,000 20 Acre: 30,000 50 Acre: 75,000  
2.5 Acre: 13,750 7 Acre: 22,500 25 Acre: 37,500 100 Acre: 150,000

Rates for Rate Table 'RES RATES', (Acres)  
RES ACRES : 5,500  
RES ACRES : 5,500  
RES ACRES : 5,500  
RES ACRES : 5,500  
RES ACRES : 5,500  
WOODS/BRUSH : 5,500  
WOODS/BRUSH : 5,500  
WOODS/BRUSH : 5,500  
WOODS/BRUSH : 5,500  
WASTE : 0  
WETLANDS:2500 : 2,500  
WETLANDS:2000 : 2,000  
WETLANDS:1750 : 1,750  
PONDS:5000 : 5,000  
BLD SITE:8000 : 8,000  
OUTBLD:5000 : 5,000  
COUNTY DRAIN : 0

Unit: 16 - RANSOM TOWNSHIP  
Rates/Values for Neighborhood 201.COMMERCIAL RANSOM, Last Edited: 02/25/2022

Values for Acreage Table 1: 'COMMERCIAL ACREAGE'  
1 Acre: 15,000 3 Acre: 35,000 10 Acre: 0 30 Acre: 0  
1.5 Acre: 20,000 4 Acre: 37,000 15 Acre: 0 40 Acre: 0  
2 Acre: 25,000 5 Acre: 39,000 20 Acre: 0 50 Acre: 0  
2.5 Acre: 30,000 7 Acre: 43,000 25 Acre: 0 100 Acre: 0

Unit: 16 - RANSOM TOWNSHIP  
Rates/Values for Neighborhood 301.INDUSTRIAL RANSOM, Last Edited: 12/30/2022

Values for Acreage Table 1: 'INDUSTRIAL'  
1 Acre: 14,500 3 Acre: 30,000 10 Acre: 60,000 30 Acre: 114,000  
1.5 Acre: 21,750 4 Acre: 32,000 15 Acre: 63,750 40 Acre: 140,000  
2 Acre: 24,000 5 Acre: 35,000 20 Acre: 80,000 50 Acre: 170,000  
2.5 Acre: 30,000 7 Acre: 42,000 25 Acre: 100,000 100 Acre: 340,000

Unit: 16 - RANSOM TOWNSHIP  
Rates/Values for Neighborhood PP.PERSONAL PROPERTY, Last Edited: 01/22/2022



Unit: 16 - RANSOM TOWNSHIP

Rates/Values for Neighborhood RANSO.RANSON VILLAGE, Last Edited: 08/18/2022

Values for Acreage Table 1: 'VILLAGE RATES'

1 Acre: 4,500	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 6,750	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 9,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 11,250	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -

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

# 2023 Ransom Township Land Value Study

## Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
16-029-200-006-29-8-2	8/6/2020	\$32,000.00	8.55	\$3,742.69	8.55 Till
16-018-100-009-18-8-2	8/13/2020	\$80,000.00	18	\$4,444.44	9.91 Till, 8 Non-till
16-009-200-003-09-2-8	9/11/2020	\$119,900.00	25	\$4,796.00	24.47 Till
16-014-100-005-14-2-8	11/17/2020	\$95,000.00	26	\$3,653.85	21 Till, 5 Non till
16-006-300-009-06-8-2	12/8/2020	\$99,000.00	29.55	\$3,350.25	24.55 Till, 5.00 Non-till.
16-005-200-005-05-8-2	1/28/2022	\$200,000.00	34	\$5,882.35	22 Till, 12 Non-Till Family sale
16-026-200-003-26-8-2	2/7/2022	\$148,000.00	37	\$4,000.00	35.55 Till
16-005-300-006-05-8-2	9/10/2020	\$170,000.00	54	\$3,148.15	28 Till, 26 Non-till
16-029-200-003-29-8-2	2/8/2021	\$217,000.00	54.11	\$4,010.35	35.78 till, 18.33 non-till
16-018-100-011-18-8-2	11/9/2020	\$220,000.00	59.47	\$3,699.34	47.75 Till, 10 Non-till
16-021-400-001-21-8-2	11/18/2020	\$220,000.00	60	\$3,666.67	32.25 Till, 27 Non-Till.
16-029-300-001-29-8-2	5/27/2021	\$250,000.00	60	\$4,166.67	
16-014-200-008-14-8-2	11/8/2021	\$527,485.00	62	\$8,507.82	60.989 Till
16-029-400-004-29-8-2	5/6/2021	\$270,000.00	73.09	\$3,694.08	
16-010-200-005-10-8-2	1/28/2021	\$292,500.00	90	\$3,250.00	89.42 Till
16-014-200-009-14-8-2					Sold together

Total Acres: 690.77  
 Total Sale Price: \$2,940,885.00  
 Ave. Price/Ac

\$4,257.40

**2023 Per Acre Till:**

**\$4,250.00**

Not Used	Date of Sale	Sale Price	Acres	Cost per Acre
16-010-400-001-10-8-2	5/26/2021	\$80,000.00	37	\$2,162.16



# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 005 200 005 05 8 2  
**Owner's Name:** ABFALL, ADAM L  
**Property Address:** PIONEER RD  
HILLSDALE, MI 49242  
**Liber/Page:** 1818/0980  
**Split:** // **Created:** //  
**Public Impr.:** Paved Road, Electric  
**Topography:** Rolling  
**Active:** Active

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 19 DESC-M 07-31  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

## Mailing Address:

ABFALL, ADAM L  
15688 S 2ND ST  
VICKSBURG MI 49097

## Most Recent Sale Information

Sold on 01/28/2022 for 200,000 by ABFALL, ADAM T.

**Terms of Sale:** 09-FAMILY

**Liber/Page:** 1818/0980

## Most Recent Permit Information

None Found

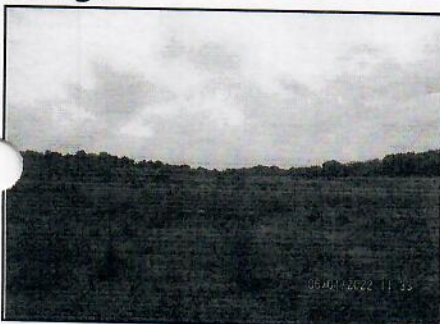
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 58,500	<b>2022 Taxable:</b> 13,542	<b>Acreage:</b> 34.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 005 300 006 05 8 2  
**Owner's Name:** JONES, GARY  
**Property Address:** S LAKE PLEASANT RD  
HILLSDALE, MI 49242  
**Liber/Page:** 1772/980  
**Split:** / /  
**Public Impr.:** Paved Road. Electric  
**Topography:** Rolling

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 20 N/A 09-14  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

## Mailing Address:

JONES, GARY  
BORON, MARK  
2207 SHEICK RD  
MONROE MI 48162

## Most Recent Sale Information

Sold on 09/10/2020 for 170,000 by CLEVINGER, RANDY.

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

**Liber/Page:** 1772/980

## Most Recent Permit Information

None Found

## Physical Property Characteristics

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

**2023 Taxable:** Tentative

### Lot Dimensions:

**2022 S.E.V.:** 97,200

**2022 Taxable:** 95,242

**Acreage:** 54.00

### Zoning:

**PRE:** 100.000 (Qual. Ag.)

**Land Value:** Tentative

**Frontage:** 0.0

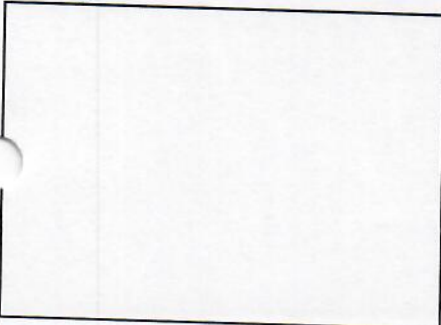
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

<b>Parcel:</b>	16 006 300 009 06 8 2	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	SNYDER, AARON RICHARD & JESSI RAY	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	BLOUNT RD HILLSDALE, MI 49242	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1781/98	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	08/24/2017	<b>Gov. Unit:</b>	16 RANSOM TOWNSHIP
<b>Public Impr.:</b>	None	<b>Map #</b>	20 N/A 12-08
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	16001 RANSOM AGRICULTURE

## Mailing Address:

SNYDER, AARON RICHARD & JESSI  
RAVEN  
8800 BLOUNT RD  
HILLSDALE MI 49242

## Most Recent Sale Information

Sold on 12/08/2020 for 99,000 by PLUSH, JAMES D & DIXIE LEE.

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

**Liber/Page:** 1781/98

## Most Recent Permit Information

None Found

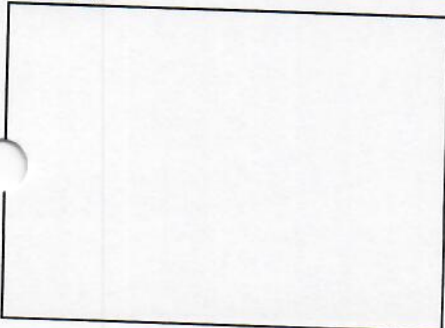
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	53,200	<b>2022 Taxable:</b>	53,200	<b>Acreage:</b>	29.85
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 009 200 003 09 8 2  
**Owner's Name:** WHITENBURG, DUANE A & ANDREA D  
**Property Address:** 9556 S BIRD LAKE RD  
OSSEO, MI 49266  
**Liber/Page:** 1772/1150  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** Paved Road, Electric  
**Topography:** Rolling  
**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 20 N/A 09-15  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

## Mailing Address:

WHITENBURG, DUANE A & ANDREA D  
2643 BOXWOOD RD  
TOLEDO OH 43613

## Most Recent Sale Information

Sold on 09/11/2020 for 119,900 by WEAVER, ANDY & LYDIA S.

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

**Liber/Page:** 1772/1150

## Most Recent Permit Information

Permit 97-0006 on 01/24/1997 for \$39,520 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> 44,000	<b>2022 Taxable:</b> 24,960	<b>Acreage:</b> 25.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

<b>Parcel:</b>	16 010 200 005 10 8 2	<b>Current Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Owner's Name:</b>	DINGEE, MARK	<b>Previous Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Property Address:</b>	TAMARACK RD OSSEO, MI 49266	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1785/25	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	01/27/2021	<b>Gov. Unit:</b>	16 RANSOM TOWNSHIP
<b>Public Impr.:</b>	None	<b>Map #</b>	21 SPLIT N/A 01-28-21
<b>Topography:</b>	None	<b>School:</b>	30060 PITTSFORD AREA SCHOOLS
		<b>Neighborhood:</b>	16001 RANSOM AGRICULTURE

## Mailing Address:

DINGEE, MARK  
15089 PINEHURST DR  
LANSING MI 48906-1324

## Most Recent Sale Information

Sold on 01/28/2021 for 292,500 by WROBBEL, KENNETH D/DIAZ, AMY L.

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

**Liber/Page:** 1785/25

## Most Recent Permit Information

None Found

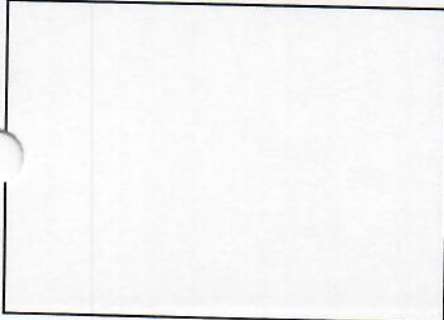
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	165,000	<b>2022 Taxable:</b>	94,436	<b>Acreage:</b>	90.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts: LUMBER WAS 2ND'S

## Image





# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

<b>Parcel:</b>	16 014 100 005 14 8 2	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	JOHNSON, HOWARD TROY & DONNA JEAN	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	PRATTVILLE RD PITTSFORD, MI 49271	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1779/584	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16 RANSOM TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>Map #:</b>	20 N/A 11-18
<b>Topography:</b>	None	<b>School:</b>	30060 PITTSFORD AREA SCHOOLS
		<b>Neighborhood:</b>	16001 RANSOM AGRICULTURE

## Mailing Address:

JOHNSON, HOWARD TROY & DONNA  
JEAN  
4768 DIMMERS RD  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 11/17/2020 for 95,000 by NAGLE, MICHAEL J & LISA.

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

**Liber/Page:** 1779/584

## Most Recent Permit Information

None Found

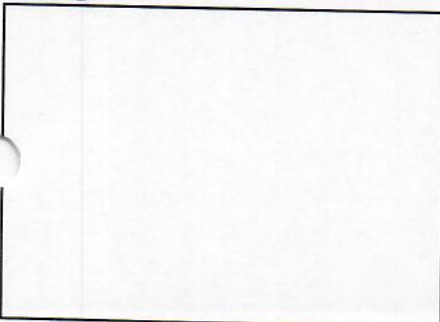
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	46,800	<b>2022 Taxable:</b>	16,219	<b>Acreage:</b>	26.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 018 100 009 18 8 2  
**Owner's Name:** MCCARTHY, KEVIN P TRUST  
**Property Address:** GRASS LAKE RD  
HILLSDALE, MI 49242  
**Liber/Page:** 1770/1003  
**Split:** 10/14/2020  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 21 SPLIT N/A 10-14-20  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

**Created:** 10/14/2020  
**Active:** Active

## Mailing Address:

MCCARTHY, KEVIN P TRUST  
5414 FOREST HILL CT  
TOLEDO OH 43623

## Most Recent Sale Information

Sold on 08/13/2020 for 80,000 by SCHAD, JERRY K/SCHAD, DANIEL V.

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

**Liber/Page:** 1770/1003

## Most Recent Permit Information

None Found

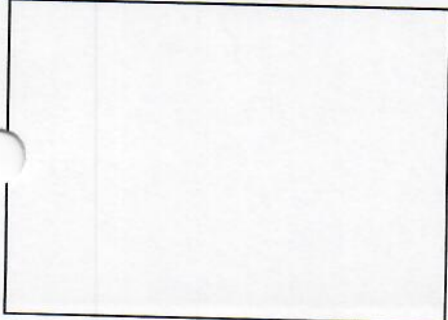
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 32,200	<b>2022 Taxable:</b> 26,203	<b>Acreeage:</b> 18.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 021 400 001 21 8 2  
**Owner's Name:** PHILLIPS, KEVIN M  
**Property Address:** 5660 E CAMDEN RD  
OSSEO, MI 49266  
**Liber/Page:** 1779/839  
**Split:** / /  
**Public Impr.:** Paved Road, Electric  
**Topography:** None

**Current Class:** 402.RESIDENTIAL-VACANT  
**Previous Class:** 402.RESIDENTIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 20 N/A 11-19  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 16003 RANSOM RESIDENTIAL

## Mailing Address:

PHILLIPS, KEVIN M  
18009 ROAD I-17  
CLOVERDALE OH 45827

## Most Recent Sale Information

Sold on 11/18/2020 for 220,000 by DUVENDACK, AMY M.

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

**Liber/Page:** 1779/839

## Most Recent Permit Information

None Found

## Physical Property Characteristics

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

**2023 Taxable:** Tentative

**Lot Dimensions:**

**2022 S.E.V.:** 106,700

**2022 Taxable:** 105,262

**Acreage:** 60.00

**Zoning:**

**Land Value:** Tentative

**Frontage:** 0.0

**PRE:** 0.000 (Qual. Ag.)

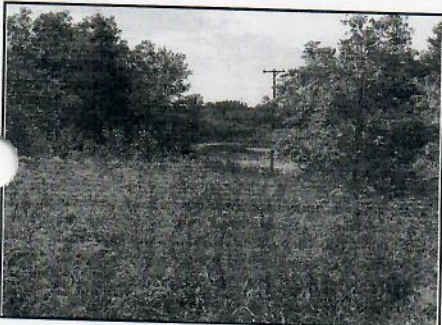
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 026 200 003 26 8 2  
**Owner's Name:** O'BRIEN, LUKE & SARAH  
**Property Address:** GILBERT RD  
WALDRON, MI 49288  
**Liber/Page:** 1820/0025  
**Split:** 12/02/2009  
**Public Impr.:** Paved Road, Electric  
**Topography:** Level

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 17 N/A 10-17  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

**Created:** 12/02/2009  
**Active:** Active

## Mailing Address:

O'BRIEN, LUKE & SARAH  
LOCKWOOD, BARRY & KATHY  
301 GREEN  
PERRY MI 48872

## Most Recent Sale Information

Sold on 02/07/2022 for 148,000 by CRIST, MICHAEL P.

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

**Liber/Page:** 1820/0025

## 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> 64,000	<b>2022 Taxable:</b> 20,994	<b>Acres:</b> 37.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 029 200 003 29 8 2  
**Owner's Name:** SMITH, CAROL ANN REV LIVING TRUST  
**Property Address:** PIONEER RD  
OSSEO, MI 49266  
**Liber/Page:** 1786/196  
**Split:** 10/14/2013  
**Public Impr.:** Paved Road, Electric  
**Topography:** Rolling, Wooded

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 21 DESC-M N/A 02-09  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

## Mailing Address:

SMITH, CAROL ANN REV LIVING TRUST  
SMITH, CAROL ANN TRUSTEE  
6600 E CAMDEN RD  
WALDRON MI 49288

## Most Recent Sale Information

Sold on 02/08/2021 for 217,000 by SMITH, JOSEPH R & CAMELLA L.

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

**Liber/Page:** 1786/196

## 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>	97,400	<b>2022 Taxable:</b>	25,626	<b>Acreage:</b>	62.39
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 029 200 006 29 8 2  
**Owner's Name:** KRAUS, STEPHAN M & BARBARA J  
**Property Address:** PIONEER RD  
OSSEO, MI 49266  
**Liber/Page:** 1804/559  
**Split:** 08/08/2016  
**Public Impr.:** None  
**Topography:** None

**Created:** 08/08/2016  
**Active:** Active

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 21 N/A 08-19  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

## Mailing Address:

KRAUS, STEPHAN M & BARBARA J  
14277 WOODBRIDGE RD  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 08/13/2021 for 1 by KRAUS, STEPHAN M & BARBARA J.

**Terms of Sale:** 09-FAMILY

**Liber/Page:** 1804/559

## Most Recent Permit Information

None Found

## Physical Property Characteristics

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

**2023 Taxable:** Tentative

**Lot Dimensions:**

**2022 S.E.V.:** 15,400

**2022 Taxable:** 15,400

**Acreage:** 8.55

**Zoning:**

**Land Value:** Tentative

**Frontage:** 0.0

**PRE:** 100.000 (Qual. Ag.)

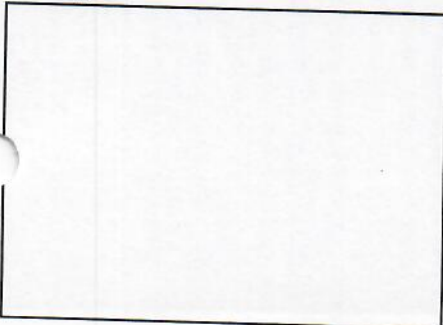
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

**Parcel:** 16 029 300 001 29 8 2  
**Owner's Name:** HOSCHAK PROPERTIES LLC  
**Property Address:** 12471 CRAMPTON RD

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE

**Prev. Taxable Stat:** TAXABLE

**Liber/Page:** 1797/305  
**Split:** / /  
**Created:** / /  
**Active:** Active

**Gov. Unit:** 16 RANSOM TOWNSHIP  
**Map #:** 21 N/A 06-03  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 16001 RANSOM AGRICULTURE

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

## Mailing Address:

HOSCHAK PROPERTIES LLC  
7202 OAK HILL DR  
SYLVANIA OH 43560

## Most Recent Sale Information

Sold on 05/27/2021 for 250,000 by MYERS, SAM A & TERRY S.

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

**Liber/Page:** 1797/305

## 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> 107,100	<b>2022 Taxable:</b> 107,100	<b>Acreage:</b> 60.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

08/18/2022 8:57 AM

<b>Parcel:</b>	16 029 400 004 29 8 2	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	SMITH, STANLEY L REV LIVING TRUST	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	PIONEER RD OSSEO, MI 49266	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1795/1010	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	10/14/2013	<b>Gov. Unit:</b>	16 RANSOM TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>Map #:</b>	21 DESC-M N/A 05-24
<b>Topography:</b>	Level, Wooded	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	16001 RANSOM AGRICULTURE

## Mailing Address:

SMITH, STANLEY L REV LIVING TRUST  
SMITH, STANLEY L TRUSTEE  
6600 E CAMDEN RD  
WALDRON MI 49288

## Most Recent Sale Information

Sold on 05/06/2021 for 270,000 by TAYLOR, STEPHEN/TAYLOR, JORDAN.

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

**Liber/Page:** 1795/1010

## 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>	129,000	<b>2022 Taxable:</b>	30,014	<b>Acreage:</b>	73.07
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image

