

4

Ransom Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16 003 200 005 03 8 2	6971 SQUAWFIELD RD	05/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,600
16 010 200 006 10 8 2	6611 TAMARACK RD	04/01/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,900
16 011 300 008 11 8 2	9727 S TRIPP RD	06/23/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,800
16 016 100 006 16 8 2	10001 PIONEER RD	03/31/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$262,300
16 004 200 006 04 8 2	8220 S BIRD LAKE RD	08/24/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$56,700
16 006 300 010 06 8 2	8800 BLOUNT RD	04/15/20	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$110,800
16 016 300 007 16 8 2	5200 E BURT RD	11/02/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,700
16 020 200 009 20 8 2	11400 PIONEER RD	03/19/21	\$239,305	WD	03-ARM'S LENGTH	\$239,305	\$89,200
16 022 100 008 22 8 2	11391 S BIRD LAKE RD	02/03/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$33,300
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,100
16 027 300 004 27 8 2	6451 PLEASANT VIEW RD	11/16/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$39,400
16 029 100 012 29 8 2	4481 E CAMDEN RD	11/20/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$144,200
Totals:			\$3,112,205			\$3,112,205	\$1,156,000

Sale. Ratio =>
Std. Dev. =>

Due to a lack of improved agricultural sales, improved sales from the Ransom Residential ECF neighborhood were incorporated to develop the 2023 Agricultural ECF. ECF used for 2023: 0.873

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.39	\$240,093	\$81,705	\$148,295	\$181,430	0.817	1,352	\$109.69	16001
48.06	\$204,012	\$41,153	\$118,847	\$186,551	0.637	2,437	\$48.77	16001
52.80	\$283,814	\$166,058	\$58,942	\$140,520	0.419	990	\$59.54	16001
38.57	\$722,929	\$462,606	\$217,394	\$206,205	1.054	1,536	\$141.53	16001
24.65	\$142,306	\$14,501	\$215,499	\$163,853	1.315	1,512	\$142.53	16003
40.14	\$292,200	\$60,076	\$215,924	\$294,350	0.734	2,880	\$74.97	16003
32.35	\$209,435	\$69,768	\$130,232	\$177,353	0.734	1,391	\$93.62	16003
37.27	\$236,005	\$10,080	\$229,225	\$289,647	0.791	2,622	\$87.42	16003
26.22	\$82,405	\$19,800	\$107,200	\$80,263	1.336	1,134	\$94.53	16003
33.71	\$168,662	\$18,058	\$186,942	\$193,082	0.968	1,836	\$101.82	16003
23.19	\$101,791	\$8,000	\$161,900	\$120,245	1.346	1,456	\$111.20	16003
38.97	\$355,268	\$113,890	\$256,110	\$309,459	0.828	2,081	\$123.07	16003
37.14	\$3,038,920		\$2,046,510	\$2,342,957	0.873		\$99.06	
6.90				E.C.F. =>	0.732		Std. Deviation=>	0.26946561
				Ave. E.C.F. =>			Ave. Variance=>	20.3775

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
8.5329	FARM HOUSE	\$80,500		RANSOM AGRICULTURE	101	45
9.4965	FARM HOUSE	\$41,153		RANSOM AGRICULTURE	101	45
31.2585	RANCH	\$166,058		RANSOM AGRICULTURE	101	83
32.2221	RANCH	\$462,606	16 009 300 002 09 8 2	RANSOM AGRICULTURE	101	81
58.3160	RANCH	\$12,000		RANSOM RESIDENTIAL	401	62
0.1523	TWO-STORY	\$56,970		RANSOM RESIDENTIAL	401	61
0.2268	1 STORY	\$60,923		RANSOM RESIDENTIAL	401	81
5.9353	FARM HOUSE	\$10,080		RANSOM RESIDENTIAL	401	78
60.3572	FARM HOUSE	\$19,800		RANSOM RESIDENTIAL	401	46
23.6159	RANCH	\$18,058		RANSOM RESIDENTIAL	401	54
61.4379	MANUFACTUREL	\$8,000		RANSOM RESIDENTIAL	401	67
9.5565	RANCH	\$113,890		RANSOM RESIDENTIAL	401	82

14.1433

Coefficient of Var=> 27.83658864

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel: 16 003 200 005 03 8 2
Owner's Name: MILLS, LEE L
Property Address: 6971 SQUAWFIELD RD
PITTSFORD, MI 49271
Liber/Page: 1795/473 **Created:** 05/18/2004
Split: 10/07/2004 **Active:** Active
Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling, Pond

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 N/A 06-04
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

MILLS, LEE L
6971 SQUAWFIELD RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 05/12/2021 for 230,000 by SULOWSKI, THOMAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1795/473

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 104,400	2022 Taxable: 104,400	Acreage: 20.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: FARM HOUSE
Exterior: Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,352
Ground Area: 676
Garage Area: 1,080
Basement Area: 338
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 8
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel: 16 004 200 006 04 8 2
Owner's Name: CLARK, ROBERT J
Property Address: 8220 S BIRD LAKE RD
OSSEO, MI 49266
Liber/Page: 1804/1277 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Electric
Topography: High

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 N/A 08-26
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

CLARK, ROBERT J
8220 S BIRD LAKE RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 08/24/2021 for 230,000 by MCCASKEY FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1804/1277

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 63,500	2022 Taxable: 63,500	Acres: 1.50
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: 1961

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Alum., Vinyl

% Good (Physical): 62

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 150

of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 1,512

Ground Area: 1,512

Garage Area: 600

Basement Area: 1,512

Basement Walls: Wood

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

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12/30/2022 11:38 AM

Parcel: 16 006 300 010 06 8 2
Owner's Name: SNYDER, AARON RICHARD & JESSI RAY
Property Address: 8800 BLOUNT RD
HILLSDALE, MI 49242
Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 N/A 06-29
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL
Liber/Page: 1758/176
Split: 08/24/2017
Created: 08/24/2017
Active: Active
Public Impr.: Gravel Road, Electric
Topography: Rolling

Mailing Address:

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

Most Recent Sale Information

Sold on 04/15/2020 for 276,000 by PLUSH, JAMES D & DIXIE LEE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1758/176

Most Recent Permit Information

Permit PB00-0293 on 04/28/2000 for \$4,896 category .

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	130,900	2022 Taxable:	117,348	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: 1978
Occupancy: Single Family
Class: C
Style: TWO-STORY
Exterior: Alum., Vinyl
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 2,880
Ground Area: 1,440
Garage Area: 2,304
Basement Area: 1,440
Basement Walls: Wood
Estimated TCV: Tentative

of Commercial Buildings: 1
Type: User-Defined
Desc: FENCING
Class: C
Quality: Good
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 0
Sale Price/Floor Area: 0.00
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel:	16 010 200 006 10 8 2	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	BETZER, RUSSELL J	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	6611 TAMARACK RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1791/843	Prev. Taxable Stat	TAXABLE
Split:	01/27/2021	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	None	Map #	21 SPLIT N/A 04-07-21
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	16001 RANSOM AGRICULTURE
Mailing Address:	BETZER, RUSSELL J 6611 TAMARACK RD OSSEO MI 49266		

Most Recent Sale Information

Sold on 04/01/2021 for 160,000 by WROBBEL, KENNETH D/DIAZ, AMY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1791/843

Most Recent Permit Information

Permit PB03-0422 on 07/18/2003 for \$14,952 category .

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	89,800	2022 Taxable:	89,800	Acreage:	10.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Alum., Vinyl

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 2,437

Ground Area: 1,661

Garage Area: 280

Basement Area: 776

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 10

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

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12/30/2022 11:38 AM

Parcel: 16 016 100 006 16 8 2
Owner's Name: WROBBEL, KENNETH & GRETA
Property Address: 10001 PIONEER RD
OSSEO, MI 49266
Liber/Page: 1822/1246
Split: 10/21/2005
Public Impr.: Paved Road, Electric
Topography: Rolling

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 20 N/A 06-02
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

WROBBEL, KENNETH & GRETA
10886 PIONEER RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 03/31/2022 for 680,000 by VANCAMP, THOMAS J & KATHY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1822/1246

Most Recent Permit Information

Permit PB20-0232 on 05/29/2020 for \$6,529 category RE-ROOF.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 219,700	2022 Taxable: 105,576	Acres: 78.00
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: Brick
% Good (Physical): 81
Heating System: Electric Baseboard
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,536
Ground Area: 1,536
Garage Area: 0
Basement Area: 1,536
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel: 16 016 300 007 16 8 2
Owner's Name: Sizemore, Kermit J & Rebecca
Property Address: 5200 E Burt Rd
Osseo, MI 49266
Liber/Page: 1778/288
Split: / /
Public Impr.: Paved Road, Electric
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 20 DESC-M N/A 11-06
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

Sizemore, Kermit J & Rebecca
5200 E Burt Rd
Osseo MI 49266

Most Recent Sale Information

Sold on 11/02/2020 for 200,000 by HESS, Trenton.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1778/288

Most Recent Permit Information

Permit 12-0763 on 10/15/2012 for \$0 category .

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 92,400	2022 Taxable: 84,840	Acres: 10.20
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: 1 STORY
Exterior: Wood Siding
% Good (Physical): 81
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,391
Ground Area: 1,391
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:
of Commercial Buildings: 1
Type: User-Defined
Desc: FENCE PERSONAL GROW
Class: C
Quality: Good
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 0
Sale Price/Floor Area: 0.00
Estimated TCV: Tentative
Cmts: PERSONAL GROW

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel:	16 020 200 009 20 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	AUBILL, JACK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11400 PIONEER RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1790/141	Prev. Taxable Stat	TAXABLE
Split:	09/12/2019	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	None	Map #	21 N/A 05-04
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL
Mailing Address:	AUBILL, JACK 11400 PIONEER RD OSSEO MI 49266		

Most Recent Sale Information

Sold on 03/19/2021 for 239,305 by HARE, GERALDINE J REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1790/141

Most Recent Permit Information

Permit 14-0076 on 03/11/2014 for \$0 category .

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	0	2022 Taxable:	0	Acreage:	1.61
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: 1900
Occupancy: Single Family
Class: C+5
Style: FARM HOUSE
Exterior: Vinyl
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,622
Ground Area: 2,214
Garage Area: 0
Basement Area: 792
Basement Walls: Wood
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel:	16 022 100 008 22 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NEWELL, AVERY T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11391 S BIRD LAKE RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1785/1020	Prev. Taxable Stat	TAXABLE
Split:	11/05/2009	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	21 N/A 02-16
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

NEWELL, AVERY T
11391 S BIRD LAKE RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 02/03/2021 for 127,000 by BETZER, RUSSELL J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1785/1020

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	36,300	2022 Taxable:	36,300	Acreage:	3.00
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: 1900

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Alum., Vinyl

% Good (Physical): 46

Heating System: Forced Heat & Cool

Electric - Amps Service: 60

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,134

Ground Area: 900

Garage Area: 640

Basement Area: 468

Basement Walls:

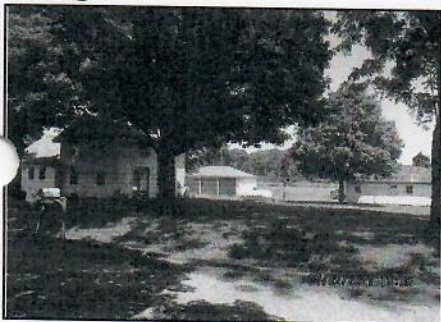
Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel:	16 025 400 004 25 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RUFENACHT, CAROL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12580 S PITTSFORD RD WALDRON, MI 49288	Taxable Status	TAXABLE
Liber/Page:	1820/0674	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	
Topography:	Level	School:	30080 WALDRON AREA SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

RUFENACHT, CAROL
13521 BROOM RD
WALDRON MI 49288

Most Recent Sale Information

Sold on 02/28/2022 for 205,000 by RUFENACHT, CAROL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1820/0674

Most Recent Permit Information

Permit 12-0657 on 09/10/2012 for \$8,000 category .

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	76,900	2022 Taxable:	51,917	Acreeage:	3.19
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: 1948
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 54
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,836
Ground Area: 1,836
Garage Area: 1,056
Basement Area: 1,353
Basement Walls: Wood
Estimated TCV: Tentative

of Agricultural Buildings: 5
Estimated TCV: Tentative
Cmts:

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 11:38 AM

Parcel: 16 027 300 004 27 8 2
Owner's Name: MORGAN, ASHLEY
Property Address: 6451 PLEASANT VIEW RD
WALDRON, MI 49288
Liber/Page: 1812/0897
Split: // **Created:** //
Active: Active
Public Impr.: Paved Road, Electric
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 N/A 05-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

MORGAN, ASHLEY
6451 PLEASANT VIEW RD
WALDRON MI 49288

Most Recent Sale Information

Sold on 11/16/2021 for 169,900 by WAGLER, JACOB G & FANNIE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1812/0897

Most Recent Permit Information

Permit PB21-8885 on 12/02/2021 for \$0 category HSE.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 45,300	2022 Taxable: 45,300	Acres: 1.00
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: 1992
Occupancy: Single Family
Class: D
Style: MANUFACTURED
Exterior: Vinyl
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,456
Ground Area: 1,456
Garage Area: 0
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

12/30/2022 11:38 AM

Parcel:	16 029 100 012 29 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GALLAGHER, RYAN T & KATRINIA D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4481 E CAMDEN RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1813/0350	Prev. Taxable Stat	TAXABLE
Split:	07/10/2002	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	15 N/A 04-29 PER PTA
Topography:	Rolling, Pond	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	16003 RANSOM RESIDENTIAL

GALLAGHER, RYAN T & KATRINIA D
4481 E CAMDEN RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 11/20/2021 for 370,000 by SHINHEARL, DANIEL M & ELLAMARIE J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1813/0350

Most Recent Permit Information

Permit PB03-0646 on 08/30/2002 for \$0 category .

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	157,900	2022 Taxable:	157,900	Acreage:	19.10
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: 2003

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Vinyl

% Good (Physical): 82

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 2

Full Baths: 3 Half Baths: 1

Floor Area: 2,081

Ground Area: 2,081

Garage Area: 504

Basement Area: 2,081

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Image



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	Comments
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:** // **Active:** Active
Public Impr./Topography: Paved Road, Electric Rolling

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

Most Recent Permit Information

None Found

Liber/Page: 1818/0980

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 58,500

2022 Taxable: 13,542

Acreage: 34.00

Zoning:

Land Value: Tentative

Frontage: 0.0

RE: 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: 16 005 300 006 05 8 2
Owner's Name: JONES, GARY
Property Address: S LAKE PLEASANT RD
HILLSDALE, MI 49242

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

Prev. Taxable Stat: TAXABLE

Liber/Page: 1772/980
Split: / /

Created: / /
Active: Active

Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 20 N/A 09-14
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Public Impr.: Paved Road, Electric
Topography: Rolling

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

Most Recent Permit Information

None Found

Liber/Page: 1772/980

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:

Land Value: Tentative

Frontage: 0.0

ARE: 100.000 (Qual. Ag.)

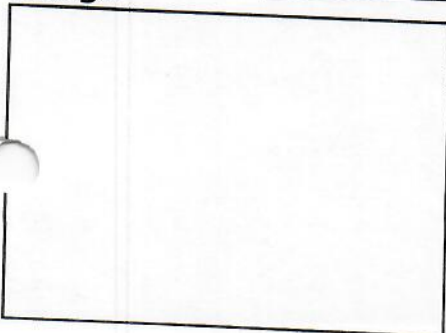
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2022 8:57 AM

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

Most Recent Permit Information

None Found

Liber/Page: 1781/98

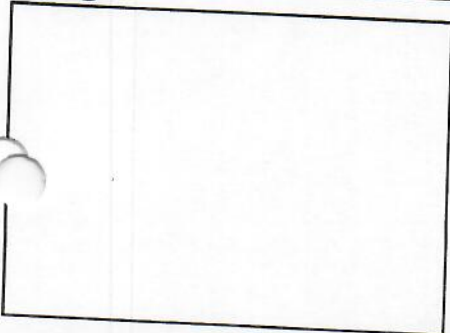
Physical Property Characteristics

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

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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

Most Recent Permit Information

Permit 97-0006 on 01/24/1997 for \$39,520 category .

Liber/Page: 1772/1150

Physical Property Characteristics

2023 S.E.V.: Tentative

2022 S.E.V.: 44,000

Zoning:

RE: 100.000 (Qual. Ag.)

2023 Taxable: Tentative .

2022 Taxable: 24,960

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 25.00

Frontage: 0.0

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

Most Recent Permit Information

None Found

Liber/Page: 1785/25

Physical Property Characteristics

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

Parcel: 16 014 100 005 14 8 2
Owner's Name: JOHNSON, HOWARD TROY & DONNA JEAN
Property Address: PRATTVILLE RD
PITTSFORD, MI 49271

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 11-18
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Liber/Page: 1779/584
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric
Topography: None

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

Most Recent Permit Information

None Found

Liber/Page: 1779/584

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 46,800

2022 Taxable: 16,219

Acreage: 26.00

Zoning:

RE: 100.000 (Qual. Ag.)

Land Value: Tentative

Frontage: 0.0

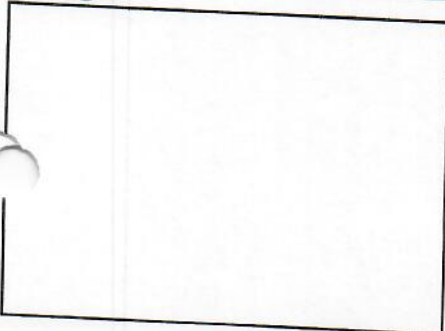
Land Impr. Value: Tentative

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

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

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

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 32,200

2022 Taxable: 26,203

Acreage: 18.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

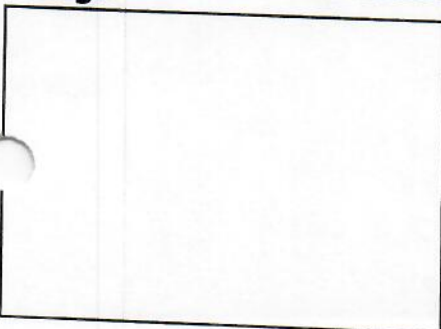
Land Impr. Value: Tentative

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: 16 021 400 001 21 8 2
Owner's Name: PHILLIPS, KEVIN M
Property Address: 5660 E CAMDEN RD
OSSEO, MI 49266

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

Prev. Taxable Stat: TAXABLE

Liber/Page: 1779/839
Split: / /

Created: / /
Active: Active

Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 20 N/A 11-19
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Public Impr.: Paved Road, Electric
Topography: None

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 DU VENDACK, AMY M.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1779/839

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:

RE: 0.000 (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

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
Created: 12/02/2009
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 #: 17 N/A 10-17
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

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

Most Recent Permit Information

None Found

Liber/Page: 1820/0025

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 64,000

2022 Taxable: 20,994

Acreage: 37.00

Zoning:

RE: 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

Parcel:	16 029 200 003 29 8 2	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	SMITH, CAROL ANN REV LIVING TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	PIONEER RD OSSEO, MI 49266	Taxable Status:	TAXABLE
Liber/Page:	1786/196	Prev. Taxable Stat:	TAXABLE
Split:	10/14/2013	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #:	21 DESC-M N/A 02-09
Topography:	Rolling, Wooded	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

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	97,400	2022 Taxable:	25,626	Acreage:	62.39
Zoning:		Land Value:	Tentative	Frontage:	0.0
RE:	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: 16 029 200 006 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

Most Recent Permit Information

None Found

Liber/Page: 1804/559

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:

RE: 100.000 (Qual. Ag.)

Land Value: Tentative

Frontage: 0.0

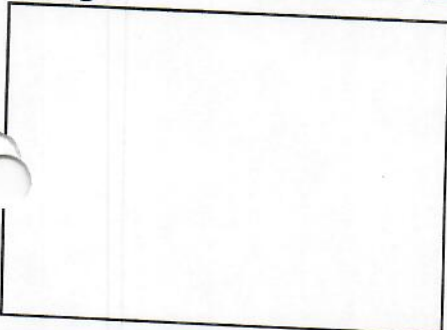
Land Impr. Value: Tentative

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

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: /
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

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 107,100

2022 Taxable: 107,100

Acreage: 60.00

Zoning:

Land Value: Tentative

Frontage: 0.0

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

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	129,000	2022 Taxable:	30,014	Acreage:	73.07
Zoning:		Land Value:	Tentative	Frontage:	0.0
RE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image

