

5

Neighborhoods Used: 16003.RANSOM RESIDENTIAL

12580 S PITTSFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 025 400 004 25 8 2	02/28/2022 16003	401	205,000	17,458
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	171,140	176,197
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16402	16886	0.971	



4481 E CAMDEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 029 100 012 29 8 2	11/20/2021 16003	401	370,000	107,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	256,464	301,824
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6486	7633	0.850	



6451 PLEASANT VIEW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 027 300 004 27 8 2	11/16/2021 16003	401	169,900	8,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	67	146,971	109,156
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14929	11088	1.346	



8220 S BIRD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 004 200 006 04 8 2	08/24/2021 16003	401	230,000	14,501
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	211,409	160,742
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4090	3110	1.315	



TAMARACK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 001 300 010 01 8 2	04/15/2021 16003	401	270,000	85,486
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	172,412	301,036
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12102	21130	0.573	



11400 PIONEER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 020 200 009 20 8 2	03/19/2021 16003	401	239,305	10,080
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	78	229,225	289,647



11391 S BIRD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 022 100 008 22 8 2	02/03/2021 16003	401	127,000	19,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	46	103,844	77,174
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4156	3089	1.346	



5200 E BURT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 016 300 007 16 8 2	11/02/2020 16003	401	200,000	66,180
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	81	105,972	140,446
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23281	30855	0.755	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4566	6052	0.755	



Neighborhoods Used: 16003.RANSOM RESIDENTIAL

10180 S BIRD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 016 200 004 16 8 2	10/02/2020 16003	401	172,000	52,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	80	113,994	211,171
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6006	11126	0.540	



8425 GILBERT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 001 100 013 01 8 2	08/03/2020 16003	401	172,500	63,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	73	104,256	200,432
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5244	10081	0.520	



8800 BLOUNT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 006 300 010 06 8 2	04/15/2020 16003	401	276,000	56,756
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	61	210,674	282,844
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	8570	11506	0.745	



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2022 8:06 AM

Parcel: 16 001 100 013 01 8 2
Owner's Name: HOVIS, BRADLEY & LARISSA
Property Address: 8425 GILBERT RD
PITTSFORD, MI 49271
Liber/Page: 1769/429
Split: / /
Public Impr.: Gravel Road, Electric
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 20 N/A 08-11
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

HOVIS, BRADLEY & LARISSA
8425 GILBERT RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 08/03/2020 for 172,500 by PETERSHEIM, ORA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1769/429

Most Recent Permit Information

Permit PB20-0645 on 09/21/2020 for \$0 category RENEWAL.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 102,600	2022 Taxable: 96,482	Acreage: 11.00
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: D
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 0 Half Baths: 0
Floor Area: 3,192
Ground Area: 2,072
Garage Area: 0
Basement Area: 1,568
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

08/18/2022 8:05 AM

Parcel: 16 001 300 010 01 8 2
Owner's Name: MORENO, ALI N & SARA M
Property Address: 8500 TAMARACK RD
PITTSFORD, MI 49271
Liber/Page: 1792/933
Split: 11/20/2017
Public Impr.: None
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 04-16
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Created: 01/20/2017
Active: Active

Mailing Address:

MORENO, ALI N & SARA M
8500 TAMARACK RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 04/15/2021 for 270,000 by MILLER, ROBERT P LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1792/933

Most Recent Permit Information

Permit 96-254 on 05/22/1996 for \$136,264 category .

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 152,300	2022 Taxable: 152,300	Acres: 15.16
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: 1996
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Vinyl
% Good (Physical): 78
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,247
Ground Area: 2,247
Garage Area: 624
Basement Area: 2,247
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

08/18/2022 8:05 AM

Parcel:	16 004 200 006 04 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLARK, ROBERT J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8220 S BIRD LAKE RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1804/1277	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	21 N/A 08-26
Topography:	High	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

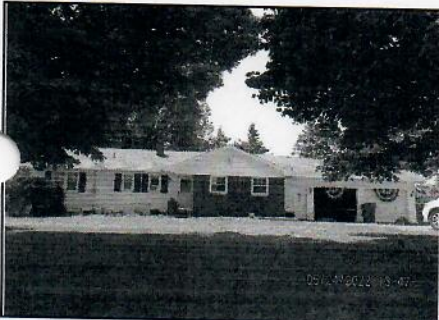
2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	63,500	2022 Taxable:	63,500	Acres:	1.50
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

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

Information herein deemed reliable but not guaranteed

08/18/2022 8:06 AM

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

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

08/18/2022 8:06 AM

Parcel: 16 016 200 004 16 8 2
Owner's Name: LIVINGSTON, KAREN I
Property Address: 10180 S BIRD LAKE RD
OSSEO, MI 49266
Liber/Page: 1775/19
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 10-07
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

LIVINGSTON, KAREN I
WOLFE, JONATHAN
10180 S BIRD LAKE RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 10/02/2020 for 172,000 by ROLSTON, CAROL A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1775/19

Most Recent Permit Information

Permit PB02-0518 on 07/24/2002 for \$0 category .

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 101,600

2022 Taxable: 95,139

Acres: 9.00

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: C+5

Style: TWO-STORY

Exterior: Alum., Vinyl

% Good (Physical): 80

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 2,016

Ground Area: 1,264

Garage Area: 0

Basement Area: 752

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

08/18/2022 8:06 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

08/18/2022 8:05 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.:	106,400	2022 Taxable:	106,400	Acreeage:	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2022 8:06 AM

Parcel: 16 022 100 008 22 8 2
Owner's Name: NEWELL, AVERY T
Property Address: 11391 S BIRD LAKE RD
OSSEO, MI 49266
Liber/Page: 1785/1020
Split: 11/05/2009
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 02-16
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Created: 09/12/1997
Active: Active

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

Acres: 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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2022 8:04 AM

Parcel: 16 025 400 004 25 8 2
Owner's Name: RUFENACHT, CAROL
Property Address: 12580 S PITTSFORD RD
WALDRON, MI 49288
Liber/Page: 1820/0674 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road. Electric
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #:
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	Acres: 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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2022 8:04 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: / /
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	Acreeage: 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

08/18/2022 8:04 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
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

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	Acreeage:	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



Ransom Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16 001 100 013 01 8 2	8425 GILBERT RD	08/03/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500
16 001 300 010 01 8 2	8500 TAMARACK RD	04/15/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000
16 004 200 006 04 8 2	8220 S BIRD LAKE RD	08/24/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000
16 006 300 010 06 8 2	8800 BLOUNT RD	04/15/20	\$276,000	WD	03-ARM'S LENGTH	\$276,000
16 016 200 004 16 8 2	10180 S BIRD LAKE RD	10/02/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000
16 016 300 007 16 8 2	5200 E BURT RD	11/02/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
16 020 200 009 20 8 2	11400 PIONEER RD	03/19/21	\$239,305	WD	03-ARM'S LENGTH	\$239,305
16 022 100 008 22 8 2	11391 S BIRD LAKE RD	02/03/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
16 027 300 004 27 8 2	6451 PLEASANT VIEW RD	11/16/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900
16 029 100 012 29 8 2	4481 E CAMDEN RD	11/20/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000
Totals:						\$2,431,705

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$90,700	52.58	\$231,201	\$67,000	\$105,500	\$210,514	0.501	3,192	\$33.05
\$129,400	47.93	\$342,081	\$90,790	\$179,210	\$322,168	0.556	2,247	\$79.76
\$56,700	24.65	\$142,306	\$14,501	\$215,499	\$163,853	1.315	1,512	\$142.53
\$110,800	40.14	\$292,200	\$60,076	\$215,924	\$294,350	0.734	2,880	\$74.97
\$73,700	42.85	\$228,592	\$55,200	\$116,800	\$222,297	0.525	2,016	\$57.94
\$64,700	32.35	\$209,435	\$69,768	\$130,232	\$177,353	0.734	1,391	\$93.62
\$89,200	37.27	\$236,005	\$10,080	\$229,225	\$289,647	0.791	2,622	\$87.42
\$33,300	26.22	\$82,405	\$19,800	\$107,200	\$80,263	1.336	1,134	\$94.53
\$69,100	33.71	\$168,662	\$18,058	\$186,942	\$193,082	0.968	1,836	\$101.82
\$39,400	23.19	\$101,791	\$8,000	\$161,900	\$120,245	1.346	1,456	\$111.20
\$144,200	38.97	\$355,268	\$113,890	\$256,110	\$309,459	0.828	2,081	\$123.07
\$901,200		\$2,389,946		\$1,904,542	\$2,383,231			\$90.90
Sale. Ratio =>	37.06					E.C.F. =>		Std. Deviation=>
Std. Dev. =>	9.47					Ave. E.C.F. =>		Ave. Variance=>
						0.799		
						0.876		

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
16003	37.4768	TWO-STORY	\$67,000		RANSOM RESIDENTIAL	401
16003	31.9659	RANCH	\$86,234		RANSOM RESIDENTIAL	401
16003	43.9279	RANCH	\$12,000		RANSOM RESIDENTIAL	401
16003	14.2359	TWO-STORY	\$56,970		RANSOM RESIDENTIAL	401
16003	35.0500	TWO-STORY	\$55,200		RANSOM RESIDENTIAL	401
16003	14.1614	1 STORY	\$60,923		RANSOM RESIDENTIAL	401
16003	8.4529	FARM HOUSE	\$10,080		RANSOM RESIDENTIAL	401
16003	45.9690	FARM HOUSE	\$19,800		RANSOM RESIDENTIAL	401
16003	9.2278	RANCH	\$18,058		RANSOM RESIDENTIAL	401
16003	47.0497	MANUFACTURED	\$8,000		RANSOM RESIDENTIAL	401
16003	4.8316	RANCH	\$113,890		RANSOM RESIDENTIAL	401

7.6779

0.32395166

26.5772 Coefficient of Var=> 30.34193463

Building Depr.

73

78

62

61

80

81

78

46

54

67

82

Ransom Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16 001 100 013 01 8 2	8425 GILBERT RD	08/03/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500
16 001 300 010 01 8 2	8500 TAMARACK RD	04/15/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000
16 004 200 006 04 8 2	8220 S BIRD LAKE RD	08/24/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000
16 006 300 010 06 8 2	8800 BLOUNT RD	04/15/20	\$276,000	WD	03-ARM'S LENGTH	\$276,000
16 016 200 004 16 8 2	10180 S BIRD LAKE RD	10/02/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000
16 016 300 007 16 8 2	5200 E BURT RD	11/02/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
16 020 200 009 20 8 2	11400 PIONEER RD	03/19/21	\$239,305	WD	03-ARM'S LENGTH	\$239,305
16 021 400 001 21 8 2	5660 E CAMDEN RD	11/18/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000
16 022 100 008 22 8 2	11391 S BIRD LAKE RD	02/03/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000
16 025 100 005 25 8 2	8511 E CAMDEN RD	09/03/21	\$530,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,127
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
16 027 300 004 27 8 2	6451 PLEASANT VIEW RD	11/16/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900
16 027 300 009 27 8 2	6311 PLEASANT VIEW RD	09/16/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000
16 029 100 012 29 8 2	4481 E CAMDEN RD	11/20/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000
Totals:						\$2,923,832
						\$3,353,705

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$90,700	52.58	\$219,201	\$8,299	\$55,000	11.00	11.00	\$754	\$0.02
\$129,400	47.93	\$327,147	\$14,153	\$71,300	15.16	15.16	\$934	\$0.02
\$56,700	24.65	\$137,806	\$99,694	\$7,500	1.50	1.50	\$66,463	\$1.53
\$110,800	40.14	\$281,730	\$40,770	\$46,500	10.00	10.00	\$4,077	\$0.09
\$73,700	42.85	\$218,392	(\$1,392)	\$45,000	9.00	9.00	(\$155)	(\$0.00)
\$64,700	32.35	\$198,362	\$51,488	\$49,850	10.20	10.20	\$5,048	\$0.12
\$89,200	37.27	\$232,225	\$13,380	\$6,300	1.61	1.61	\$8,311	\$0.19
\$106,800	48.55	\$213,300	\$220,000	\$213,300	60.00	60.00	\$3,667	\$0.08
\$33,300	26.22	\$77,605	\$64,395	\$15,000	3.00	3.00	\$21,465	\$0.49
\$34,100	34.06	\$82,614	\$25,013	\$7,500	1.50	1.50	\$16,675	\$0.38
\$69,100	33.71	\$166,554	\$54,396	\$15,950	3.19	3.19	\$17,052	\$0.39
\$39,400	23.19	\$98,791	\$76,109	\$5,000	1.00	1.00	\$76,109	\$1.75
\$40,000	23.26	\$93,047	\$103,253	\$24,300	4.86	4.86	\$21,245	\$0.49
\$144,200	38.97	\$336,878	\$128,622	\$95,500	19.10	19.10	\$6,734	\$0.15
\$1,082,100	37.01	\$2,683,652	\$898,180	\$658,000	151.12	151.12	Average	Average
Std. Dev. =>	9.70			Average	per Net Acre=>	5,943.49	per SqFt=>	\$0.14

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
16003	1769/429		RANSOM RESIDENTIAL	401
16003	1792/933		RANSOM RESIDENTIAL	401
16003	1804/1277		RANSOM RESIDENTIAL	401
16003	1758/176		RANSOM RESIDENTIAL	401
16003	1775/19		RANSOM RESIDENTIAL	401
16003	1778/288		RANSOM RESIDENTIAL	401
16003	1790/141		RANSOM RESIDENTIAL	401
16003	1779/839		RANSOM AGRICULTURE	402
16003	1785/1020		RANSOM RESIDENTIAL	401
16003	1805/1184	16 025 100 004 25 8 2	RANSOM RESIDENTIAL	401
16003	1820/0674		RANSOM RESIDENTIAL	401
16003	1812/0897		RANSOM RESIDENTIAL	401
16003	1807/213		RANSOM RESIDENTIAL	401
16003	1813/0350		RANSOM RESIDENTIAL	401