

6

Neighborhoods Used: RANSO - RANSOM VILLAGE, 16003 - RANSOM RESIDENTIAL

5911 RANSOM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 055 001 004	03/08/2022 RANSO	401	45,618	2,993
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	45	42,625	109,053
			E.C.F.	0.391



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:			E.C.F.	0.971
			ResidualValue	CostByManual
			16402	16886
			E.C.F.	0.971



10791 S BIRD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 045 001 002	12/28/2021 RANSO	401	124,000	2,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	51	115,430	78,510
Agricultural Buildings:			E.C.F.	1.470
			ResidualValue	CostByManual
			6320	4298
			E.C.F.	1.470



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:			E.C.F.	0.850
			ResidualValue	CostByManual
			6486	7633
			E.C.F.	0.850



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:			E.C.F.	0.573
			ResidualValue	CostByManual
			12102	21130
			E.C.F.	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
			E.C.F.	0.791



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:			E.C.F.	0.755
			ResidualValue	CostByManual
			23281	30855
Commercial Buildings:			E.C.F.	0.755
			ResidualValue	CostByManual
			4566	6052
			E.C.F.	0.755



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:			E.C.F.	0.540
			ResidualValue	CostByManual
			6006	11126
			E.C.F.	0.540



Neighborhoods Used: RANSO - RANSOM VILLAGE, 16003 - RANSOM RESIDENTIAL

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 8:41 AM

Parcel:	16 045 001 002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RODRIGUEZ, GUILLERMO & ANGELA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10791 S BIRD LAKE RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1816/0173	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road. Electric	Map #	21 N/A 02-25
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	RANSO RANSOM VILLAGE

Mailing Address:

RODRIGUEZ, GUILLERMO & ANGELA
1345 MORNINGSIDE DR
FORT MYERS FL 33901

Most Recent Sale Information

Sold on 12/28/2021 for 124,000 by BAEHR, CINDIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1816/0173

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	31,300	2022 Taxable:	31,300	Acreage:	0.50
Zoning:		Land Value:	Tentative	Frontage:	165.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: D+5
Style: FARM HOUSE
Exterior: Asbestos
% Good (Physical): 51
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,272
Ground Area: 888
Garage Area: 0
Basement Area: 384
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 8:41 AM

Parcel: 16 055 001 004
Owner's Name: SMITH, RONDA & CODY
Property Address: 5911 RANSOM RD
OSSEO, MI 49266
Liber/Page: 1821/0055 **Created:** //
Split: // **Active:** Active
Public Impr.: Gravel 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 #: 17 DESC-M N/A 10-02
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: RANSO RANSOM VILLAGE

Mailing Address:

SMITH, RONDA & CODY
5603 RANSOM RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 03/08/2022 for 45,618 by KELLER, DAVID.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1821/0055

Most Recent Permit Information

Permit PB01-0192 on 04/09/2001 for \$17,136 category .

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 41,300	2022 Taxable: 26,835	Acreage: 0.67
Zoning:	Land Value: Tentative	Frontage: 148.5
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 195.0

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: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,689
Ground Area: 1,068
Garage Area: 952
Basement Area: 468
Basement Walls:
Estimated TCV: Tentative

Image



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	Acreage:	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 8:06 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

Created: / /
Active: Active

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

Most Recent Permit Information

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

Liber/Page: 1775/19

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 101,600

2022 Taxable: 95,139

Acreage: 9.00

Zoning:

PRE: 100.000

Land Value: Tentative

Frontage: 0.0

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: // **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 #: 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

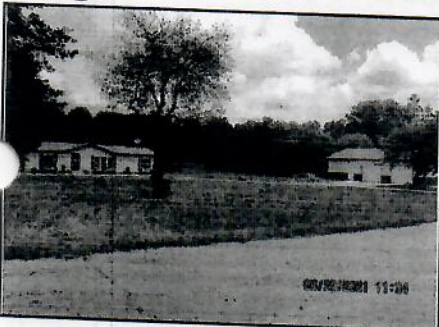
2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 92,400	2022 Taxable: 84,840	Acreage: 10.20
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

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
Owner's Name: AUBILL, JACK
Property Address: 11400 PIONEER RD
OSSEO, MI 49266

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 05-04
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Liber/Page: 1790/141
Split: 09/12/2019
Created: 09/12/2019
Active: Active
Public Impr.: None
Topography: None

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	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

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
Split: / /
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	Acreage: 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:	16 029 100 012 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	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



Ransom Village 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
16 006 300 010 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
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
16 029 100 012 29 8 2	4481 E CAMDEN RD	11/20/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000
16 045 001 002	10791 S BIRD LAKE RD	12/28/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000
16 055 001 004	5911 RANSOM RD	03/08/22	\$45,618	WD	03-ARM'S LENGTH	\$45,618
Totals:						\$2,074,423

Due to limited sales in the Village ECF Neighborhood, this analysis incorporates the Township Residential ECF Neighborhood sales for the development of the 2023 ECF.

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	\$242,357	\$67,000	\$105,500	\$210,513	0.501	3,192	\$33.05
\$129,400	47.93	\$359,156	\$90,790	\$179,210	\$322,168	0.556	2,247	\$79.76
\$110,800	40.14	\$307,190	\$60,076	\$215,924	\$294,349	0.734	2,880	\$74.97
\$73,700	42.85	\$240,374	\$55,200	\$116,800	\$222,298	0.525	2,016	\$57.94
\$64,700	32.35	\$218,515	\$69,768	\$130,232	\$177,355	0.734	1,391	\$93.62
\$89,200	37.27	\$251,356	\$10,080	\$229,225	\$289,647	0.791	2,622	\$87.42
\$69,100	33.71	\$178,897	\$18,058	\$186,942	\$193,084	0.968	1,836	\$101.82
\$144,200	38.97	\$371,668	\$113,890	\$256,110	\$309,457	0.828	2,081	\$123.07
\$28,900	23.31	\$66,842	\$2,250	\$121,750	\$82,810	1.470	1,272	\$95.72
\$36,000	78.92	\$88,055	\$2,993	\$42,625	\$109,054	0.391	1,689	\$25.24
\$836,700		\$2,324,410		\$1,584,318	\$2,210,734			\$77.26
Sale. Ratio =>	40.33				E.C.F. =>	0.717		Std. Deviation=>
Std. Dev. =>	15.09				Ave. E.C.F. =>	0.750		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
16003	24.8742	TWO-STORY	\$67,000		RANSOM RESIDENTIAL	401
16003	19.3637	RANCH	\$86,234		RANSOM RESIDENTIAL	401
16003	1.6334	TWO-STORY	\$56,970		RANSOM RESIDENTIAL	401
16003	22.4478	TWO-STORY	\$55,200		RANSOM RESIDENTIAL	401
16003	1.5596	1 STORY	\$60,923		RANSOM RESIDENTIAL	401
16003	4.1495	FARM HOUSE	\$10,080		RANSOM RESIDENTIAL	401
16003	21.8290	RANCH	\$18,058		RANSOM RESIDENTIAL	401
16003	7.7710	RANCH	\$113,890		RANSOM RESIDENTIAL	401
RANSO	72.0329	FARM HOUSE	\$2,250		RANSOM VILLAGE	401
RANSO	35.9037	FARM HOUSE	\$2,993		RANSOM VILLAGE	401
3.3252						
0.30794326						
21.1565 Coefficient of Var=>			28.2124407			

Ransom Village 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
16 007 400 001 07 8 2	3700 E MONTGOMERY RD	09/11/20	\$479,000	WD	03-ARM'S LENGTH	\$479,000
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
16 045 001 002	10791 S BIRD LAKE RD	12/28/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000
16 055 001 004	5911 RANSOM RD	03/08/22	\$45,618	WD	03-ARM'S LENGTH	\$45,618
Totals:						\$3,572,450
						\$4,002,323

Due to limited sales in the Village ECF Neighborhood, sales from the Township Residential ECF Neighborhood included in this analysis for the 2023 year.

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	\$242,357	(\$2,857)	\$67,000	11.00	11.00	(\$260)	(\$0.01)
\$129,400	47.93	\$359,156	(\$2,922)	\$86,234	15.16	15.16	(\$193)	(\$0.00)
\$56,700	24.65	\$150,990	\$91,010	\$12,000	1.50	1.50	\$60,673	\$1.39
\$110,800	40.14	\$307,190	\$25,780	\$56,970	10.00	10.00	\$2,578	\$0.06
\$298,900	62.40	\$713,804	\$413,596	\$648,400	110.00	110.00	\$3,760	\$0.09
\$73,700	42.85	\$240,374	(\$13,174)	\$55,200	9.00	9.00	(\$1,464)	(\$0.03)
\$64,700	32.35	\$218,515	\$42,408	\$60,923	10.20	10.20	\$4,158	\$0.10
\$89,200	37.27	\$251,356	(\$1,971)	\$10,080	1.61	1.61	(\$1,224)	(\$0.03)
\$106,800	48.55	\$349,575	\$220,000	\$349,575	60.00	60.00	\$3,667	\$0.08
\$33,300	26.22	\$86,658	\$60,142	\$19,800	3.00	3.00	\$20,047	\$0.46
\$34,100	34.06	\$92,217	\$19,910	\$12,000	1.50	1.50	\$13,273	\$0.30
\$69,100	33.71	\$178,897	\$44,161	\$18,058	3.19	3.19	\$13,844	\$0.32
\$39,400	23.19	\$108,164	\$69,736	\$8,000	1.00	1.00	\$69,736	\$1.60
\$40,000	23.26	\$103,292	\$98,582	\$29,874	4.86	4.86	\$20,284	\$0.47
\$144,200	38.97	\$371,668	\$112,222	\$113,890	19.10	19.10	\$5,875	\$0.13
\$28,900	23.31	\$67,542	\$59,408	\$2,950	0.50	0.50	\$118,816	\$2.73
\$36,000	78.92	\$88,986	(\$39,444)	\$3,924	0.67	0.67	(\$59,314)	(\$1.36)
\$1,445,900		\$3,930,741	\$1,196,587	\$1,554,878	262.29	262.29		
Sale. Ratio =>	40.47				Average	Average		
Std. Dev. =>	15.25				per Net Acre=>	per Net Acre=>		
							4,562.16	\$0.10

ECF Area	Libert/Page	Other Parcels in Sale	Land Table
16003	1769/429		RANSOM RESIDENTIAL
16003	1792/933		RANSOM RESIDENTIAL
16003	1804/1277		RANSOM RESIDENTIAL
16003	1758/176		RANSOM RESIDENTIAL
16003	1773/334		RANSOM RESIDENTIAL
16003	1775/19		RANSOM RESIDENTIAL
16003	1778/288		RANSOM RESIDENTIAL
16003	1790/141		RANSOM RESIDENTIAL
16003	1779/839		RANSOM RESIDENTIAL
16003	1785/1020		RANSOM RESIDENTIAL
16003	1805/1184	16 025 100 004 25 8 2	RANSOM RESIDENTIAL
16003	1820/0674		RANSOM RESIDENTIAL
16003	1812/0897		RANSOM RESIDENTIAL
16003	1807/213		RANSOM RESIDENTIAL
16003	1813/0350		RANSOM RESIDENTIAL
RANSO	1816/0173		RANSOM VILLAGE
RANSO	1821/0055		RANSOM VILLAGE