

7

Neighborhoods Used: SEC-R.RESIDENTIAL

1510 S SOUTH ALLEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 033 300 020 33 6 4	10/03/2022 SEC-R	401	130,000	3,965
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	1 STORY	80	126,035	87,721
				E.C.F. 1.437



5247 BEAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 013 200 012 13 6 4	09/20/2022 SEC-R	401	199,900	65,130
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	1 STORY	78	134,770	105,210
				E.C.F. 1.281



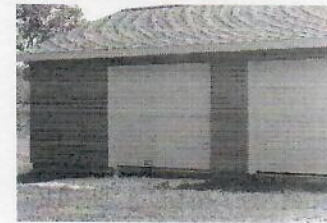
2880 N SAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 024 200 008 24 6 4	07/18/2022 SEC-R	401	186,300	13,455
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	72	172,845	123,791
				E.C.F. 1.396



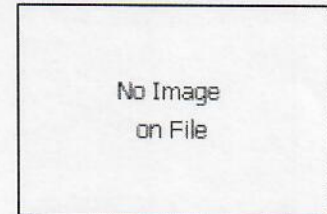
1146 N EDON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 027 400 027 27 6 4	06/17/2022 SEC-R	401	205,000	33,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	1 STORY	80	171,200	156,655
				E.C.F. 1.093



05 013 400 014 13 6 4 N SAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 013 400 014 13 6 4	05/16/2022 SEC-R	401	170,000	3,705
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	166,295	152,585
				E.C.F. 1.090



3920 HOG CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 018 200 017 18 6 4	04/01/2022 SEC-R	401	320,000	14,495
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	258,143	226,178
Agricultural Buildings:			ResidualValue	CostByManual
			47362	41497
				E.C.F. 1.141



4251 SQUIRES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 007 300 009 07 6 4	03/11/2022 SEC-R	401	216,000	24,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	57	175,912	130,132
Agricultural Buildings:			ResidualValue	CostByManual
			15128	11191
				E.C.F. 1.352



6038 COLE RD

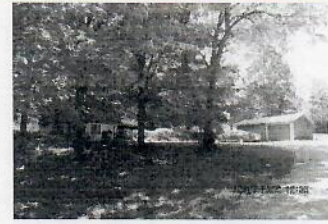
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 035 400 005 35 6 4	01/31/2022 SEC-R	401	195,000	26,676
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	1 STORY	64	160,921	157,881
Agricultural Buildings:			ResidualValue	CostByManual
			7403	7263
				E.C.F. 1.019



Neighborhoods Used: SEC-R.RESIDENTIAL

2880 N SAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05 024 200 008 24 6 4	11/29/2021 SEC-R	401	157,000	13,455	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72	143,545	123,791	1.160



3651 HOG CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05 017 100 004 17 6 4	07/08/2021 SEC-R	401	125,000	5,252	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	87	119,748	104,346	1.148



9105 HICKS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05 032 400 022 32 6 4	07/07/2021 SEC-R	401	129,500	80,772
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	48728	44846	1.087	



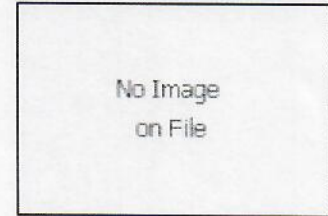
1671 HEMLOCK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05 032 300 014 32 6 4	06/18/2021 SEC-R	401	140,000	29,900	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	110,100	144,907	0.760



COLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05 033 400 024 33 6 4	05/06/2021 SEC-R	401	139,900	6,370	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72	133,530	151,496	0.881



7751 ARKANSAW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05 027 300 015 27 6 4	04/01/2021 SEC-R	401	25,000	5,233	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	27	18,754	44,164	0.425
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1013	2384	0.425		



Allen Township Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05 007 300 009 07 6 4	4251 SQUIRES RD	03/11/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000
05 009 400 029 09 6 4	ALLEN RD	04/01/21	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000
05 009 400 029 09 6 4	ALLEN RD	06/06/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000
05 013 200 012 13 6 4	5247 BEAN RD	09/20/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900
05 013 400 014 13 6 4	3500 N SAND LAKE RD	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05 017 100 004 17 6 4	3651 HOG CREEK RD	07/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000
05 018 200 017 18 6 4	3920 HOG CREEK RD	04/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000
05 020 200 002 20 6 4	9560 WATKINS RD	10/14/21	\$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,165
05 024 200 008 24 6 4	2880 N SAND LAKE RD	11/29/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000
05 024 200 008 24 6 4	2880 N SAND LAKE RD	07/18/22	\$186,300	WD	03-ARM'S LENGTH	\$186,300
05 027 300 015 27 6 4	7751 ARKANSAW RD	04/01/21	\$25,000	LC	03-ARM'S LENGTH	\$25,000
05 027 400 027 27 6 4	1146 N EDON RD	06/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
05 032 300 014 32 6 4	1671 HEMLOCK RD	06/18/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
05 032 400 022 32 6 4	9105 HICKS RD	07/07/21	\$129,500	WD	03-ARM'S LENGTH	\$129,500
05 033 300 020 33 6 4	1510 S SOUTH ALLEN RD	10/03/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
05 033 400 024 33 6 4	8200 COLE RD	05/06/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900
05 035 400 005 35 6 4	6038 COLE RD	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000

Totals: \$3,998,600

\$2,873,765

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$56,600	26.20	\$145,084	\$24,960	\$191,040	\$141,322	1.352	1,878	\$101.73	SEC-R
\$123,500	52.55	\$309,419	\$88,014	\$146,986	\$260,476	0.564	1,632	\$90.06	SEC-R
\$93,700	41.64	\$231,048	\$9,643	\$215,357	\$260,476	0.827	1,632	\$131.96	SEC-R
\$74,700	37.37	\$178,757	\$65,130	\$134,770	\$105,210	1.281	1,178	\$114.41	SEC-R
\$54,400	32.00	\$133,402	\$3,705	\$166,295	\$152,585	1.090	1,125	\$147.82	SEC-R
\$37,200	29.76	\$93,946	\$5,252	\$119,748	\$104,346	1.148	768	\$155.92	SEC-R
\$97,300	30.41	\$242,017	\$14,495	\$305,505	\$267,673	1.141	2,008	\$152.14	SEC-R
\$28,500	37.92	\$71,658	\$2,015	\$73,150	\$81,933	0.893	1,348	\$54.27	SEC-R
\$47,700	30.38	\$118,677	\$13,455	\$143,545	\$123,791	1.160	1,012	\$141.84	SEC-R
\$49,000	26.30	\$118,677	\$13,455	\$172,845	\$123,791	1.396	1,012	\$170.80	SEC-R
\$17,600	70.40	\$44,799	\$5,233	\$19,767	\$46,548	0.425	1,183	\$16.71	SEC-R
\$81,600	39.80	\$202,987	\$33,800	\$171,200	\$156,655	1.093	1,782	\$96.07	SEC-R
\$61,000	43.57	\$153,071	\$29,900	\$110,100	\$144,907	0.760	1,410	\$78.09	SEC-R
\$49,900	38.53	\$118,891	\$80,772	\$48,728	\$44,846	1.087	0	#DIV/0!	SEC-R
\$38,700	29.77	\$98,704	\$3,965	\$126,035	\$87,721	1.437	1,456	\$86.56	SEC-R
\$54,100	38.67	\$135,142	\$6,370	\$133,530	\$151,496	0.881	1,152	\$115.91	SEC-R
\$75,200	38.56	\$203,360	\$26,676	\$168,324	\$165,143	1.019	2,594	\$64.89	SEC-R
\$1,040,700		\$2,599,639		\$2,446,925	\$2,418,920			#DIV/0!	
Sale. Ratio =>	36.21				E.C.F. =>	1.012		Std. Deviation=>	0.28045051
Std. Dev. =>	10.82				Ave. E.C.F. =>	1.033		Ave. Variance=>	21.8651

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
31.9298	2 STORY	\$24,960	
46.8209	1 STORY	\$88,014	05 075 001 167, 05 075 001 168, 05 075 001 164, 05 009 400 028 09 6 4, 05 009 400 027 09 6 4
20.5725	1 STORY	\$9,643	05 075 001 167
24.8454	1 STORY	\$65,130	
5.7348	1 STORY	\$3,705	
11.5101	1 STORY	\$5,252	
10.8831	1 STORY	\$14,495	
13.9702	1 3/4 STORY	\$2,015	05 020 200 003 20 6 4, 05 020 400 001 20 6 4
12.7074	1 STORY	\$13,455	
36.3764	1 STORY	\$13,455	
60.7849	1 3/4 STORY	\$5,233	
6.0344	1 STORY	\$33,800	
27.2708	1 STORY	\$29,900	
5.4060		\$80,772	
40.4261	1 STORY	\$3,965	
15.1099	1 STORY	\$6,370	
1.3243	1 STORY	\$23,870	
2.0928			

Coefficient of Var=> 21.17675464

Land Table	Property Class	Building	Depr.
RESIDENTIAL	401		57
RESIDENTIAL	401		79
RESIDENTIAL	401		79
RESIDENTIAL	401		78
RESIDENTIAL	401		69
RESIDENTIAL	401		87
RESIDENTIAL	401		67
RESIDENTIAL	401		45
RESIDENTIAL	401		72
RESIDENTIAL	401		72
RESIDENTIAL	401		27
RESIDENTIAL	401		80
RESIDENTIAL	401		69
RESIDENTIAL	401		0
RESIDENTIAL	401		80
RESIDENTIAL	401		72
RESIDENTIAL	401		64

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 007 300 009 07 6 4
Owner's Name: TOMPKINS, DEVON & KAYTLIN P
Property Address: 4251 SQUIRES RD
QUINCY, MI 49082
Liber/Page: 1821/736
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 16 N/A 02-11
School: 12040 QUINCY COMMUNITY SCHOOL DIST
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

TOMPKINS, DEVON & KAYTLIN P
13618 HOMER RD
CONCORD MI 49237

Most Recent Sale Information

Sold on 03/11/2022 for 216,000 by RINGLE, RALPH J & JENNIFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1821/736

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 67,600

2023 Taxable: 67,600

Acreeage: 3.84

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: 2 STORY

Exterior: Alum., Vinyl

% Good (Physical): 57

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,878

Ground Area: 1,346

Garage Area: 0

Basement Area: 532

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel:	05 009 400 029 09 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TEFFT, COLTEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	ALLEN RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1828/410	Prev. Taxable Stat	TAXABLE
Split:	02/11/2008	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	16 DESC-G 03-17
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

TEFFT, COLTEN
126 N RAILROAD ST
PO BOX 21
ALLEN MI 49227

Most Recent Sale Information

Sold on 06/06/2022 for 225,000 by WILLIAMS, KATHY/GAMBLE, WAYNE E JR.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 1828/410

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	106,400	2023 Taxable:	106,400	Acreage:	1.10
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 0	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: 1 STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 79	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 0	
Full Baths: 1 Half Baths: 1	
Floor Area: 1,632	
Ground Area: 1,632	
Garage Area: 1,008	
Basement Area: 1,632	
Basement Walls:	
Estimated TCV: Tentative	

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel:	05 013 200 012 13 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHARPE, JOSEPH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5247 BEAN RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1835/961	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL
Mailing Address:			
	SHARPE, JOSEPH 5247 BEAN RD ALLEN MI 49227		

Most Recent Sale Information

Sold on 09/20/2022 for 199,900 by PAYN, DAVID A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1835/961

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	83,300	2023 Taxable:	83,300	Acres:	10.02
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Average
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,178
Ground Area: 1,178
Garage Area: 1,280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 013 400 014 13 6 4
Owner's Name: FOUTY, DOUGLAS R & PAMELA K
Property Address: 3500 N SAND LAKE RD
ALLEN, MI 49227
Liber/Page: 1826/933
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 17 N/A 11-03
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

FOUTY, DOUGLAS R & PAMELA K
3500 N SAND LAKE RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 05/16/2022 for 170,000 by WILSON, DAVID & TANIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1826/933

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 62,100	2023 Taxable: 62,100	Acres: 0.57
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,125
Ground Area: 1,125
Garage Area: 576
Basement Area: 1,125
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel:	05 017 100 004 17 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROBERTS, COOPER J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3651 HOG CREEK RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1859/0310	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	18 N/A 07-10
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL
Mailing Address:	ROBERTS, COOPER J 3651 HOG CREEK RD ALLEN MI 49227		

Most Recent Sale Information

Sold on 09/27/2023 for 159,500 by SARKISIAN, LORRIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0310

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	43,700	2023 Taxable:	40,425	Acreeage:	0.81
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: Alum., Vinyl
% Good (Physical): 87
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel:	05 018 200 017 18 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAFFER, ALLISON & JONATHAN LINDSEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3920 HOG CREEK RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1823/547	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	Gravel Road, Paved Road, Electric	MAP #	21 SPLIT N/A 11-02-20
Topography:	Rolling	School:	12040 QUINCY COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	SEC-R RESIDENTIAL

LAFFER, ALLISON & JONATHAN LINDSEY
3920 HOG CREEK RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 04/01/2022 for 320,000 by RAKOCY, CHAD A & KERRI A JENT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1823/547

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	112,800	2023 Taxable:	112,800	Acreeage:	2.59
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+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 2,008
Ground Area: 1,576
Garage Area: 1,584
Basement Area: 810
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 020 200 002 20 6 4
Owner's Name: SUTHERLAND, EDWARD L
Property Address: 9560 WATKINS RD
ALLEN, MI 49227
Liber/Page: 1827/529 **Created:** 01/03/2012
Split: 01/03/2012 **Active:** Active
Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 12 SPLIT N/A 09-14-12
School: 12040 QUINCY COMMUNITY SCHOOL DIST
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

SUTHERLAND, EDWARD L
9520 WATKINS RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 05/19/2022 for 1 by SUTHERLAND, EDWARD.

Terms of Sale: 15-LADY BIRD

Liber/Page: 1827/529

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 33,300

2023 Taxable: 30,450

Acreage: 0.46

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,348
Ground Area: 1,042
Garage Area: 0
Basement Area: 408
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel:	05 024 200 008 24 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MYERS, STEVEN M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2880 N SAND LAKE RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1831/370	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL
Created:	//		
Active:	Active		
Mailing Address:			
	MYERS, STEVEN M		
	2880 N SAND LAKE RD		
	HILLSDALE MI 49242		

Most Recent Sale Information

Sold on 07/18/2022 for 186,300 by LADIWALA, ISHMAIL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/370

Most Recent Permit Information

Permit PB15-0561 on 08/31/2015 for \$10,000 category BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	55,200	2023 Taxable:	55,200	Acreeage:	2.07
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+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,012
Ground Area: 1,012
Garage Area: 480
Basement Area: 448
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 027 300 015 27 6 4
Owner's Name: SEMMLER, BYRON D
Property Address: 7751 ARKANSAW RD
ALLEN, MI 49227
Liber/Page: 1791/462 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 21 SPLIT 08-24-20
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

SEMMLER, BYRON D
7751 ARKANSAW RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 04/01/2021 for 25,000 by MARSH, DANIEL L & DEBRA D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1791/462

Most Recent Permit Information

Permit PM16-0002 on 01/04/2016 for \$0 category MECHANICAL.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 20,900	2023 Taxable: 19,320	Acres: 0.96
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 1 3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 27
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,183
Ground Area: 913
Garage Area: 336
Basement Area: 553
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 027 400 027 27 6 4
Owner's Name: WEIKEL, ANNE
Property Address: 1146 N EDON RD
ALLEN, MI 49227
Liber/Page: 1829/500 **Created:** //
Split: // **Active:** Active
Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #:
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

WEIKEL, ANNE
23319 81ST ST
SALEM WI 53168

Most Recent Sale Information

Sold on 06/17/2022 for 205,000 by GORDON, ANITA & DALLAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1829/500

Most Recent Permit Information

Permit PB17-0839 on 11/13/2017 for \$1,000 category BUILDING.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 94,500	2023 Taxable: 94,500	Acreage: 5.20
Zoning:	Land Value: Tentative	Frontage: 0.0
IRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Mobile Home
Class: Good
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 80
Heating System: Forced Warm Air
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,782
Ground Area: 1,782
Garage Area: 640
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 032 300 014 32 6 4
Owner's Name: ANDRES, CODY
Property Address: 1671 HEMLOCK RD
QUINCY, MI 49082
Liber/Page: 1799/440 **Created:** //
Split: // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 20 DESC-M N/A 03-13
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

ANDRES, CODY
1671 HEMLOCK RD
QUINCY MI 49082

Most Recent Sale Information

Sold on 06/18/2021 for 140,000 by KIRKINGBURG, JASON K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1799/440

Most Recent Permit Information

Permit PB08-185 on 06/04/2008 for \$0 category MOHO.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 71,300	2023 Taxable: 67,200	Acres: 5.00
Zoning:	Land Value: Tentative	Frontage: 0.0
ARE: 0.000 (Cond. 1st)	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: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,410
Ground Area: 1,410
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 032 400 022 32 6 4
Owner's Name: DUTTON, THOMAS G
Property Address: 9105 HICKS RD
QUINCY, MI 49082
Liber/Page: 1801/574
Split: 12/10/2003
Public Impr.: None
Topography: None

Created: 12/10/2003
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #:
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

DUTTON, THOMAS G
41 PIPER DR #3
STRAFFORD NH 03884

Most Recent Sale Information

Sold on 07/07/2021 for 129,500 by JOHNSON, SUSAN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1801/574

Most Recent Permit Information

Permit 21-0839 on 11/12/2021 for \$138,000 category SFD.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 56,200

2023 Taxable: 54,285

Acreage: 18.24

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel:	05 033 300 020 33 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BAADE, JUDITH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1510 S SOUTH ALLEN RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1836/454	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	18 N/A 06-11
Topography:	None	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL
Mailing Address:	BAADE, JUDITH 245 S RAY QUINCY RD QUINCY MI 49082		

Most Recent Sale Information

Sold on 10/03/2022 for 130,000 by EASTERLING, AMBERLYNN & NICKOLAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1836/454

Most Recent Permit Information

Permit 1999-1131 on 11/10/1999 for \$5,824 category SFD.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	45,900	2023 Taxable:	45,900	Acreeage:	0.61
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: 1999
Occupancy: Mobile Home
Class: Average
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 80
Heating System: Wall Furnace
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,456
Ground Area: 1,456
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 033 400 024 33 6 4
Owner's Name: WILLIAMS, JONATHAN
Property Address: 8200 COLE RD
READING, MI 49274
Liber/Page: 1794/1178
Split: 11/05/1997
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 14 N/A 05-22
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

WILLIAMS, JONATHAN
8200 COLE RD
READING MI 49274

Most Recent Sale Information

Sold on 05/06/2021 for 139,900 by LONGFIELD, MARY R REV LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 1794/1178

Most Recent Permit Information

Permit PM19-0537 on 12/10/2019 for \$0 category MECHANICAL.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 62,900	2023 Taxable: 57,960	Acreage: 0.98
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 480
Basement Area: 168
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:15 AM

Parcel: 05 035 400 005 35 6 4
Owner's Name: WILSON, LARRY A JR & ANISSA J
Property Address: 6038 COLE RD
HILLSDALE, MI 49242
Liber/Page: 1818/835
Split: 04/14/1998
Public Impr.: None
Topography: None

Created: 04/14/1998
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #:
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

WILSON, LARRY A JR & ANISSA J
6038 COLE RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 01/31/2022 for 195,000 by BARVE, WILLIAM R & REBECCA S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1818/835

Most Recent Permit Information

Permit PB99-0750 on 07/26/1999 for \$10,140 category BUILDING.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 95,000

2023 Taxable: 95,000

Acres: 4.00

Zoning:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 2

Year Built: 1998

Occupancy: Mobile Home

Class: Good

Style: 1 STORY

Exterior: Alum., Vinyl

% Good (Physical): 64

Heating System: Forced Warm Air

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 3 Half Baths: 0

Floor Area: 2,594

Ground Area: 2,594

Garage Area: 1,352

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Allen Township Residential Land Analysis

Sale Date	Parcel Number	# of Poles	Libert/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price	
7/6/22	02 027 300 005 27 5 3	1	1830/548	\$ 4,000	pta		-	\$ 4,000	0.76	0.68	\$ 5,982	
4/9/21	02 024 200 015 24 5 3	1	1792/284	\$ 3,500	pta		-	\$ 3,500	1.01	0.00	\$ -	
10/20/21	02 017 100 006 17 5 3	1	1811/1054	\$ 10,500	pta		-	\$ 10,500	1.45	0.00	\$ -	
5/2/22	05 024 200 014 24 6 4	2	1825/944	\$ 39,900			-	\$ 39,900	4.00	0.00	\$ -	
5/18/22	06 035 100 011 35 5 3	1	1826/1170	\$ 36,900			-	\$ 36,900	4.02	4.02	\$ 8,955	
3/29/23	02 029 100 006 29 5 3	1	1846/898	\$ 22,200	rps	X	-	\$ 22,200	4.04	4.04	\$ 5,495	
2/14/23	02 007 200 026 07 5 3	1	1844/115	\$ 32,000	pta		-	\$ 32,000	5.00	0.00	\$ -	
5/18/21	01 034 200 019 34 5 4	1	1796/727	\$ 35,000			-	\$ 35,000	5.85	0.00	\$ -	
2/6/23	01 034 200 019 34 5 4	1	1843/1108	\$ 51,500	pta		-	\$ 51,500	5.86	0.00	\$ -	
7/13/21	06 017 200 015 17 6 3	1	1800/982	\$ 45,000			-	\$ 45,000	7.06	0.00	\$ -	
3/8/22	06 017 200 015 17 6 3	1	1821/94	\$ 49,500			-	\$ 49,500	7.06	0.00	\$ -	
4/7/21	06 032 100 023 32 5 3	1	1792/98	\$ 23,000		X	-	\$ 23,000	7.60	6.36	\$ 3,616	
5/5/22	06 032 100 020 32 5 3	1	1825/1156	\$ 45,000	pta		-	\$ 45,000	8.55	0.00	\$ -	
9/29/22	06 032 300 010 32 5 3	2	1836/306	\$ 25,000	pta		-	\$ 25,000	9.91	0.00	\$ -	
1/20/23	05 017 100 015 17 6 4	1	1842/1048	\$ 52,000	pta		-	\$ 52,000	10.21	0.00	\$ -	
9/8/21	01 023 400 002 23 5 4	1	1808/686	\$ 66,000	pta	X	-	\$ 66,000	18.15	4.50	\$ 4,848	
9/16/22	05 008 200 014 08 6 4	1	1835/1250	\$ 50,300			-	\$ 50,300	20.10	19.60	\$ 2,566	
9/26/22	06 012 200 008 12 6 3	1	1836/370	\$ 83,000			-	\$ 83,000	23.78	0.00	\$ -	
5/19/21	02 015 100 004 15 5 3	1	1796/787	\$ 118,900			-	\$ 118,900	24.00	10.00	\$ 6,587	
1/18/21	02 012 300 010 12 5 3	2	1811/1095	\$ 115,000	rps	X	-	\$ 115,000	25.18	24.57	\$ 4,681	
2/10/23	01 013 200 009 13 5 4	1	1844/1041	\$ 119,206			-	\$ 119,206	31.19	29.94	\$ 3,981	
2/4/22	01 033 400 003 33 5 4	1	1818/1271	\$ 132,000	rps		-	\$ 132,000	36.01	25.25	\$ 3,760	
10/27/21	05 020 400 003 20 6 4	1	1810/1083	\$ 150,000	rps		-	\$ 150,000	37.95	14.04	\$ 4,454	
3/30/22	05 004 400 008 04 6 4	1	1822/901	\$ 172,000	rps		-	\$ 172,000	39.10	27.92	\$ 5,034	
5/6/22	05 004 400 008 04 6 4	1	1826/38	\$ 220,511	pta		-	\$ 220,511	39.10	27.92	\$ 6,772	
2/10/23	02 006 400 006 06 5 3	1	1844/1043	\$ 200,569			-	\$ 200,569	40.00	38.02	\$ 5275,355076	
6/3/21	02 029 400 026 29 5 3	1	1797/521	\$ 141,750		X	-	\$ 141,750	40.10	39.14	\$ 3,622	
9/27/21	02 030 200 008 30 5 3	1	1807/717	\$ 200,000		X	-	\$ 200,000	40.52	40.02	\$ 4,998	
4/7/21	05 008 200 011 08 6 4	1	1793/259	\$ 335,000	rps	X	-	\$ 335,000	60.70	59.34	\$ 5,645	
4/13/21	02 003 400 011 03 5 3	1	1792/1036	\$ 210,000	pta		-	\$ 210,000	65.49	0.00	\$ -	
3/28/22	01 035 200 006 35 5 4	1	1822/640	\$ 280,000	rps		-	\$ 280,000	65.99	27.50	\$ 4,744	
4/1/22	02 015 300 013 15 5 3	2	1823/68	\$ 230,000	pta		-	\$ 230,000	75.00	58.00	\$ 2,966	
6/11/21	05 034 100 001 34 6 4	1	1798/220	\$ 320,000	rps	X	-	\$ 320,000	80.00	58.00	\$ 4,094	
8/1/2/21	01 030 400 001 30 5 4	1	1804/29	\$ 250,000			-	\$ 250,000	85.00	40.08	\$ 2,118	
7/22/21	01 004 200 003 04 5 4	2	1806/608	\$ 495,000		X	-	\$ 495,000	95.96	92.35	\$ 5,360	
12/21/22	01 035 400 004 35 5 4	1	1841/1109	\$ 384,640	pta/rps	X	5,000	\$ 379,640	96.23	95.24	\$ 3,966	
2/1/22	01 013 100 006 13 5 4	2	1821/525	\$ 600,000		X	-	\$ 600,000	100.87	99.16	\$ 6,051	
3/21/22	01 027 200 003 27 5 4	2	1822/221	\$ 650,916	rps	X	-	\$ 650,916	208.64	158.51	\$ 3,002	
				\$ 5,994,892				\$ 5,989,892	1,430.68	1,003.52	\$ 4,378	
Sale Count =				37					Total AVE/Acre =	\$ 4,187	← Includes ROW Acres	

Acreage Analysis	
Sale Count	37
Ave Acres/Sale	38.67

Tillable Analysis	
Sale Count	15
Ave Tillable	\$ 4,378
Ave ABS DEV Tillable	\$ 1,944
C.O.D.	0,4440
Use \$	4,370

Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments	SALE ABS DEV	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV \$/Acre
\$ 4,000	0.00	\$ -	\$ -	0.08	adi owner added to pci	ok	\$ 5,842	\$ -	\$ 4,023
\$ -	0.87	\$ 4,023	\$ 3,500	0.14		ok	\$ -	\$ -	\$ 4,023
\$ -	1.32	\$ 7,955	\$ 10,500	0.13		ok	\$ -	\$ 7,955	\$ 7,955
\$ -	3.39	\$ 11,770	\$ 39,900	0.61	well&septic?	ok	\$ -	\$ 11,770	\$ 11,770
\$ 36,000	0.00	\$ -	\$ -	0.00	US-12 East of Jonesville	ok	\$ 8,915	\$ -	\$ -
\$ 22,200	0.00	\$ -	\$ -	0.00	pa260,M-99	ok	\$ 5,455	\$ -	\$ -
\$ -	4.75	\$ 6,737	\$ 32,000	0.25	Wooded, Gravel Rd	ok	\$ -	\$ 6,737	\$ 6,737
\$ -	4.47	\$ 7,830	\$ 35,000	1.38	Sand Creek #179	ok	\$ -	\$ 7,830	\$ 7,830
\$ -	5.06	\$ 10,178	\$ 51,500	0.80	Sand Creek #179	ok	\$ -	\$ 10,178	\$ 10,178
\$ -	6.88	\$ 6,541	\$ 45,000	0.18		ok	\$ -	\$ 6,541	\$ 6,541
\$ -	6.88	\$ 7,195	\$ 49,500	0.18		ok	\$ -	\$ 7,195	\$ 7,195
\$ 23,000	0.00	\$ -	\$ -	1.24	pa260	ok	\$ 3,576	\$ -	\$ -
\$ -	8.55	\$ 5,263	\$ 45,000	0.00	Adl to campground	ok	\$ -	\$ 5,263	\$ 5,263
\$ -	9.91	\$ 2,523	\$ 25,000	0.00	includes Jonesville Pci	ok	\$ -	\$ 2,523	\$ 2,523
\$ -	9.80	\$ 5,306	\$ 52,000	0.41	Wood Lot	ok	\$ 28,46	\$ -	\$ 1,133
\$ 21,816	11.24	\$ 3,931	\$ 44,184	2.41	Herring #145, no road, pa260?	ok	\$ 20,52	\$ 470	\$ 243
\$ 50,300	0.00	\$ -	\$ -	0.50	some non-till	ok	\$ 18,57	\$ 1,811	\$ -
\$ -	22.84	\$ 3,634	\$ 83,000	0.94		ok	\$ 14,89	\$ -	\$ 540
\$ 65,871	13.49	\$ 3,931	\$ 53,029	0.51		ok	\$ 14,67	\$ 2,209	\$ 243
\$ 119,206	0.00	\$ -	\$ -	0.61	pa260, some non-till	ok	\$ 13,49	\$ 303	\$ -
\$ 94,931	9.43	\$ 3,931	\$ 37,069	1.33		ok	\$ 7,48	\$ 396	\$ -
\$ 62,535	22.25	\$ 3,931	\$ 87,465	1.66		ok	\$ 2,66	\$ 618	\$ 243
\$ 140,552	8.00	\$ 3,931	\$ 31,448	3.18	Soap Creek Jt Co #147	ok	\$ 0,72	\$ 76	\$ 243
\$ 189,063	8.00	\$ 3,931	\$ 31,448	3.18	Soap Creek Jt Co #147	ok	\$ 0,43	\$ 656	\$ 243
\$ 200,569	0.00	\$ -	\$ -	1.98		ok	\$ 1,33	\$ 898	\$ -
\$ 141,750	0.00	\$ -	\$ -	0.96	pa260, some non-till	ok	\$ 1,43	\$ 756	\$ -
\$ 200,000	0.00	\$ -	\$ -	0.50	pa260, some non-till	ok	\$ 1,85	\$ 620	\$ -
\$ 335,000	0.00	\$ -	\$ -	1.36	pa260, some non-till	ok	\$ 2,03	\$ 1,268	\$ -
\$ -	65.14	\$ 3,224	\$ 210,000	0.35		ok	\$ 26,82	\$ -	\$ 950
\$ 130,465	38.04	\$ 3,931	\$ 149,535	0.45		ok	\$ 27,32	\$ 366	\$ 243
\$ 172,018	14.75	\$ 3,931	\$ 57,982	2.25		ok	\$ 36,33	\$ 1,412	\$ 243
\$ 237,449	21.00	\$ 3,931	\$ 82,551	1.00	pa260	ok	\$ 41,33	\$ 284	\$ 243
\$ 84,898	42.00	\$ 3,931	\$ 165,102	2.92	old house rlv	ok	\$ 46,33	\$ 2,260	\$ 243
\$ 485,000	0.00	\$ -	\$ -	3.61	pa260	ok	\$ 57,29	\$ 982	\$ -
\$ 379,640	0.00	\$ -	\$ -	0.99	pa260, some non-till, OB's	ok	\$ 57,56	\$ 392	\$ -
\$ 600,000	0.00	\$ -	\$ -	1.71	pa260, some non-till	ok	\$ 62,20	\$ 1,673	\$ -
\$ 475,908	44.52	\$ 3,931	\$ 175,008	5.61		ok	\$ 169,97	\$ 1,375	\$ 243
\$ 4,393,170	382.58	\$ 4,174	\$ 1,596,722	44.58					

Non-Tillable Analysis	
Sale Count	18
Ave Non-Tillable	\$ 4,174
Ave ABS DEV Non-Tillable	\$ 4,063
C.O.D.	0.9736
Use \$	4,170

Allen Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	
05 020 200 002 20 6 4	9560 WATKINS RD	10/14/21	\$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,165	
05 005 400 002 05 6 4	5400 THOMPSON RD	09/02/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	
05 013 400 014 13 6 4	3500 N SAND LAKE RD	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	
05 033 300 020 33 6 4	1510 S SOUTH ALLEN RD	10/03/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	
05 017 100 004 17 6 4	3651 HOG CREEK RD	07/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	
05 033 400 024 33 6 4	8200 COLE RD	05/06/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	
05 009 400 029 09 6 4	ALLEN RD	04/01/21	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	
05 009 400 029 09 6 4	ALLEN RD	06/06/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	
05 024 200 008 24 6 4	2880 N SAND LAKE RD	11/29/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	
05 024 200 008 24 6 4	2880 N SAND LAKE RD	07/18/22	\$186,300	WD	03-ARM'S LENGTH	\$186,300	
05 018 200 017 18 6 4	3920 HOG CREEK RD	04/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	
05 026 200 001 26 6 4	6331 W BACON RD	06/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	
05 007 300 009 07 6 4	4251 SQUIRES RD	03/11/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	
05 035 400 005 35 6 4	6038 COLE RD	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	
05 032 300 014 32 6 4	1671 HEMLOCK RD	06/18/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	
05 027 400 027 27 6 4	1146 N EDON RD	06/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	
05 013 200 012 13 6 4	5247 BEAN RD	09/20/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	
05 017 100 015 17 6 4	HOG CREEK RD	01/20/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	
05 032 400 022 32 6 4	9105 HICKS RD	07/07/21	\$129,500	WD	03-ARM'S LENGTH	\$129,500	
05 032 100 001 32 6 4	9871 YOUNGS RD	06/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	
05 020 400 003 20 6 4	WATKINS RD	10/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	
Totals:						\$4,893,600	\$3,768,765

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$28,500	37.92	\$71,528	\$5,522	\$2,015	0.46	0.46	\$12,004	\$0.28
\$24,600	17.20	\$59,786	\$86,789	\$3,575	0.55	0.55	\$157,798	\$3.62
\$54,400	32.00	\$133,402	\$40,303	\$3,705	0.57	0.57	\$70,707	\$1.62
\$38,700	29.77	\$98,704	\$35,261	\$3,965	0.61	0.61	\$57,805	\$1.33
\$37,200	29.76	\$93,946	\$36,306	\$5,252	0.81	0.81	\$44,933	\$1.03
\$54,100	38.67	\$135,142	\$11,128	\$6,370	0.98	0.98	\$11,355	\$0.26
\$123,500	52.55	\$389,821	\$13,595	\$88,014	14.40	1.10	\$944	\$0.02
\$93,700	41.64	\$231,048	\$3,595	\$9,643	1.51	1.10	\$2,381	\$0.05
\$47,700	30.38	\$118,677	\$51,778	\$13,455	2.07	2.07	\$25,014	\$0.57
\$49,000	26.30	\$118,677	\$81,078	\$13,455	2.07	2.07	\$39,168	\$0.90
\$97,300	30.41	\$242,017	\$92,478	\$14,495	2.59	2.59	\$35,706	\$0.82
\$53,800	22.42	\$130,279	\$127,596	\$17,875	2.75	2.75	\$46,399	\$1.07
\$56,600	26.20	\$145,084	\$95,876	\$24,960	3.84	3.84	\$24,968	\$0.57
\$75,200	38.56	\$203,360	\$15,510	\$23,870	4.00	4.00	\$3,878	\$0.09
\$61,000	43.57	\$153,071	\$16,829	\$29,900	5.00	5.00	\$3,366	\$0.08
\$81,600	39.80	\$202,987	\$35,813	\$33,800	5.20	5.20	\$6,887	\$0.16
\$74,700	37.37	\$178,757	\$86,273	\$65,130	10.02	10.02	\$8,610	\$0.20
\$31,100	59.81	\$66,365	\$52,000	\$66,365	10.21	10.21	\$5,093	\$0.12
\$49,900	38.53	\$118,891	\$91,381	\$80,772	22.20	18.24	\$4,116	\$0.09
\$70,700	21.10	\$164,266	\$260,264	\$89,530	20.00	20.00	\$13,013	\$0.30
\$61,400	40.93	\$157,934	\$150,000	\$157,934	37.95	37.95	\$3,953	\$0.09
\$1,264,700		\$3,213,742	\$1,389,375	\$754,080	147.79	130.12		
Sale. Ratio =>	33.56				Average	Average		
Std. Dev. =>	10.20				per Net Acre=>	per Net Acre=>	per SqFt=>	\$0.22

SEC-R 1809/629	05 020 200 003 20 6 4, 05 020 400 001 20 6 4	RESIDENTIAL	401
SEC-R 1834/1179		RESIDENTIAL	401
SEC-R 1826/933		RESIDENTIAL	401
SEC-R 1836/454		RESIDENTIAL	401
SEC-R 1800/888		RESIDENTIAL	401
SEC-R 1794/1178		RESIDENTIAL	401
SEC-R 1792/991	05 075 001 167, 05 075 001 168, 05 075 001 164, 05 009 400 028 09 6 4, 05 009 400 027 09 6 4	RESIDENTIAL	401
SEC-R 1828/410	05 075 001 167	RESIDENTIAL	401
SEC-R 1814/271		RESIDENTIAL	401
SEC-R 1831/370		RESIDENTIAL	401
SEC-R 1823/547		RESIDENTIAL	401
SEC-R 1829/1081		RESIDENTIAL	401
SEC-R 1821/736		RESIDENTIAL	401
SEC-R 1818/835		RESIDENTIAL	401
SEC-R 1799/440		RESIDENTIAL	401
SEC-R 1829/500		RESIDENTIAL	401
SEC-R 1835/961		RESIDENTIAL	401
SEC-R 1842/1048		RESIDENTIAL	402
SEC-R 1801/574		RESIDENTIAL	401
SEC-R 1829/499		RESIDENTIAL	401
SEC-R 1810/1083		RESIDENTIAL	402