

2024 COMMERCIAL CLASS

Analysis Time Period

4/1/2021 - 3/31/23

County: 58 MONROE

Unit(s): SUMMERFIELD

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 032 002 00	BREITNER JASON	201	40,300	71,324	56.50
14 102 007 00	CARACAL OFFICE PRODUCTS LLC	201	52,900	93,301	56.70
14 102 007 20	KINDT PROPERTY MANAGEMENT LLC	201	77,700	161,610	48.08
14 102 009 00	STEVENS DISPOSAL & RECYCLING	201	508,000	1,107,916	45.85
14 103 017 10	DRMC INVESTMENTS LLC	201	335,600	697,047	48.15
14 103 020 30	THOMPSON DALE & MATTIE	201	114,800	237,331	48.37
14 109 010 10	MARAN PATRICK & VIRGINIA	201	47,000	95,738	49.09
14 109 011 00	PIROLI JOHN & KAY	201	64,600	126,697	50.99
14 110 006 00	BOLSTER FAMILY GOLF LLC	201	535,900	1,145,929	46.77
14 110 038 20	MAURO ROMAN LLC	201	172,300	372,701	46.23
14 110 044 20	ADRIAN ENERGY, INC	201	101,600	217,183	46.78
14 114 017 00	GEM HOLDING COMPANY LLC	201	54,700	161,768	33.81
14 114 019 00	GEM HOLDING COMPANY LLC	201	329,100	667,037	49.34
14 121 001 01	PIROLI JAMES & PATRICIA	201	263,600	559,521	47.11
14 125 009 01	6911 SUMMERFIELD ROAD LLC	201	252,700	557,736	45.31
14 125 009 02	MSZ ENTERPRISES LLC (LC)	201	320,900	630,739	50.88
14 125 009 03	MSZ ENTERPRISES LLC (LC)	201	27,600	54,843	50.33
14 125 009 40	FORCHE FRANK	201	31,400	71,320	44.03
14 125 011 00	C & A LTD	201	405,600	873,801	46.42
14 125 033 00	PREBULA ALBERT II	201	33,500	63,050	53.13
14 150 007 13	LAROCCA, JR. MATTHEW V. & JAMI	201	64,000	142,835	44.81
14 101 012 00	MOGHUL INVESTMENT, L.L.C.	202	4,600	8,531	53.92
Totals:		22	3,838,400	8,117,958	47.28
Class Totals:		201	31		
		202	1		

*** ** Statistics for this group (22 in sample) *** **

Statistical Mean= 48.299 Median= 48.112 Maximum= 56.698 Minimum= 33.814

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.06824 (Coefficient of Dispersion)
 Average Squared Deviation = 22.93649 (Variance)
 Square Root of Squared Deviation = 4.78921 (Standard Deviation)
 Normalized Standard Deviation = 0.09916 (Covariance)
 2 Standard Deviation Range (Low) = 38.72087 (High) = 57.87769

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.06821 (Coefficient of Dispersion)
 Average Squared Deviation = 22.97310 (Variance)
 Square Root of Squared Deviation = 4.79303 (Standard Deviation)
 Normalized Standard Deviation = 0.09962 (Covariance)
 2 Standard Deviation Range (Low) = 38.52628 (High) = 57.69839

Price Related Differential (PRD): 1.02150 PRD > 1 regressive, < 1 progressive.

Unit: 14 - SUMMERFIELD TOWNSHIP
Rates/Values for Neighborhood 00099.COMMERCIAL, Last Edited: 01/09/2024

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 31,000	3 Acre: 52,000	10 Acre: 97,000	30 Acre: 177,000
1.5 Acre: 36,500	4 Acre: 60,000	15 Acre: 114,000	40 Acre: 236,000
2 Acre: 42,000	5 Acre: 68,000	20 Acre: 125,000	50 Acre: 295,000
2.5 Acre: 46,500	7 Acre: 81,500	25 Acre: 151,250	100 Acre: 590,000

Rates for Rate Table 'RATE TABLE 1', (Acres)

AGRICULTURE	: 5,900
TILLABLE #2	: 5,900
TILLABLE #3	: 5,900
TILLABLE #4	: 5,900
TILLABLE #5	: 5,900
TILLABLE #6	: 5,900
TILLABLE #7	: 5,900
TILLABLE #8	: 5,900
WOODS #1	: 5,900
WOODS #2	: 4,900
DITCH/WETLAND	: 1,500
RIVER FLATS	: 1,500
RIGHT-OF-WAY	: 0

E.C.F.s for Neighborhood: 00099 'COMMERCIAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.050	1.050	1.150	1.180	1.200	1.230
1.5 STORY		1.050	1.050	1.150	1.180	1.200	1.230
2 STORY		1.050	1.050	1.150	1.180	1.200	1.230
A		1.050	1.050	1.150	1.180	1.200	1.230
B		1.050	1.050	1.150	1.180	1.200	1.230
BC		1.050	1.050	1.150	1.180	1.200	1.230
C		1.050	1.050	1.150	1.180	1.200	1.230
CD		1.050	1.050	1.150	1.180	1.200	1.230
D		1.050	1.050	1.150	1.180	1.200	1.230

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.970
Commercial Bldgs : 0.832
Industrial Bldgs : 0.818

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

SUMMERFIELD Township Vacant Land Sales
2024 ASSESSMENT ROLL
Vacant Land Less than 20ac

08 UNIT IS IDA TOWNSHIP/ADJACENT TO SUMMERFIELD
 20 acres & under 04/01/2021-03/31/2023 OUT OF SALE DATE WINDOW

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	APPLIED TO TABLES:
08 033 014 00	W Rauch Rd	4/2/2021	\$32,500.00	1	\$32,500.00	
08 023 019 31	7900 Todd Rd	6/18/2021	\$28,900.00	1.26	\$22,936.51	
14 035 022 20	15950 Dixon Rd	12/23/2023	\$28,750.00	1.22	\$23,565.57	
14 125 029 20	Morocco Rd	5/4/2022	\$62,000.00	1.79	\$34,636.87	
14 035 022 20	15950 Dixon Rd	12/23/2021	\$28,750.00	1.377	\$20,878.72	
TOTALS: 1.00 - 1.50 ACRES						\$31,000 1.00 ACRES \$36,500 1.50 ACRES
08 023 019 02	8100 Todd Rd	6/10/2021	\$40,000.00	2.36	\$16,949.15	
08 007 025 10	4808 Secor Rd	2/3/2022	\$60,000.00	2.12	\$28,301.89	
08 023 019 03	6751 Lewis Ave	8/17/2022	\$38,900.00	2.13	\$18,262.91	
08 030 023 70	Tunncliffe Rd	1/5/2023	\$55,000.00	2.03	\$27,093.60	
14 111 002 80	Albain Rd	12/20/2021	\$46,190.00	2.9	\$15,927.59	
14 036 033 31	s Wells Rd	10/3/2022	\$30,000.00	1.82	\$16,463.52	
14 130 015 50	Morocco	11/12/2021	\$27,000.00	2	\$13,500.00	
TOTALS: 2 ACRES						\$40,000 2.00 ACRES
08 030 023 10	7041 wells Rd	4/23/2022	\$65,000.00	3.82	\$17,015.71	
08 030 023 20	7057 Wells Rd	4/23/2022	\$65,000.00	3.58	\$18,156.42	
08 030 023 30	Wells Rd	1/5/2023	\$62,000.00	3.41	\$18,181.82	
14 111 002 80	Albain Rd	12/20/2021	\$46,190.00	2.9	\$15,927.59	
14 111 002 60	Albain Rd	1/20/2022	\$65,000.00	3.86	\$16,839.38	
14 111 002 10	Albain Rd	11/9/2021	\$65,000.00	3.86	\$16,839.38	
TOTALS: 3 ACRES						\$52,000 3.00 ACRES
14 130 004 20	Todd & Alcott	10/26/2022	\$50,000.00	4.04	\$12,376.24	
14 111 002 70	Albain Rd	1/20/2022	\$58,519.00	4.21	\$13,900.00	
14 034 015 30	Dixon Rd	3/80/2022	\$66,500.00	4.84	\$13,739.67	
14 034 015 20	17230 Dixon Rd	12/23/2021	\$66,500.00	4.75	\$14,000.00	
TOTALS: 5 ACRES						\$68,000 5.00 ACRES
14 119 006 01	20459 Ida Center	4/21/2021	\$89,000.00	7.56	\$11,772.49	
TOTALS: 6-9 ACRES						\$81,500 7.00 ACRES
14 124 012 01	5955 Summerfield Rd	5/7/2021	\$99,000.00	10	\$9,900.00	
14 123 044 50	6380 Summerfield Rd	7/13/2022	\$115,000.00	10.01	\$11,488.51	
14 116 002 20	5200 Sylvania Pete	11/19/2021	\$95,000.00	10	\$9,500.00	
14 116 001 10	5150 Sylvania Pete	6/6/2021	\$95,000.00	10	\$9,500.00	
14 116 002 10	Sylvania Peteresburg	9/23/2021	\$99,500.00	10	\$9,950.00	
14 116 001 20	5000 Sylvania Pete	7/11/2021	\$90,000.00	10.89	\$8,264.46	
TOTALS: 10 ACRES						\$97,000 10 ACRES
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00	11.06	\$5,877.03	
08 024 001 02	Minx Rd	3/11/2022	\$89,000.00	12.08	\$7,367.55	
14 113 001 20	5150 Wells Rd	12/28/2021	\$114,900.00	13.02	\$8,824.88	
14 113001 30	5110 Wells Rd	3/31/2022	\$119,900.00	13.05	\$9,187.74	
14 125 029 70	Wells & Morocco	12/18/2020	\$95,000.00	16.39	\$5,796.22	
14 113 001 10	Wells Rd	12/6/2021	\$114,900.00	13.68	\$8,399.12	
TOTALS: 12-19 AC						\$114,000 15 ACRES
14 123 009 01	16543 Ida Center	2/12/2021	\$163,000.00	23.7	\$6,877.64	
14 125 025 01	Summerfield Rd	2/17/2022	\$134,072.00	24.39	\$5,497.01	
14 111 002 50	Albain Rd	1/20/2021	\$131,481.00	21.16	\$6,213.66	
TOTALS: 20 AC PLUS						\$5900 PER ACRE OVER 25 ACRES (AG Rate)

APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUES/TABLES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
05 017 106 00	9771 DIXIE HWY	11/12/2021	\$ 130,000	WD	03-ARMY'S LENGTH	\$ 130,000	\$ 36,900	\$ 93,100	\$ 100,900	0.923	00099
08 003 033 00	2866 LEWIS AVE	7/30/2021	\$ 125,000	WD	03-ARMY'S LENGTH	\$ 125,000	\$ 11,200	\$ 113,800	\$ 110,800	1.027	00099
08 003 033 10	2868 LEWIS AVE	8/17/2021	\$ 130,000	WD	03-ARMY'S LENGTH	\$ 130,000	\$ 17,800	\$ 112,200	\$ 151,700	0.740	00099
13 470 013 00	8710 N CUSTER RD	6/30/2022	\$ 1,150,000	WD	03-ARMY'S LENGTH	\$ 1,150,000	\$ 132,000	\$ 1,018,000	\$ 1,234,000	0.825	00099
15 027 014 00	6260 STERNS RD	6/22/2022	\$ 275,000	WD	03-ARMY'S LENGTH	\$ 275,000	\$ 211,000	\$ 64,000	\$ 76,000	0.842	00099
41 170 012 00	12750 MAXWELL RD	3/10/2022	\$ 60,000	WD	03-ARMY'S LENGTH	\$ 60,000	\$ 17,500	\$ 42,500	\$ 59,100	0.719	00099

Totals: \$1,870,000 \$1,443,600 \$1,732,500
E.C.F. => 0.833 0.115363971
Ave. E.C.F. => 0.846

ECF: .832 APPLIED TO COMMERCIAL NEIGHNORHOOD

County: MONROE

Jurisdiction: ERIE TWP

Parcel Number: 58 05 017 106 00

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCLAIN RONALD/WISBON DAN/ERIE AUTO SERVICE LAND HO	130,000	11/15/2021	WD	03-ARM'S LENGTH	2021R29432	DEED		100.0
MCCLAIN RONALD/WISBON DAN/MCCLAIN RONALD/WISBON DAN	85,000	06/20/1997	WD	03-ARM'S LENGTH	LIBER 1596 PAGE	PROPERTY TRANSFER		100.0

Property Address
9771 DIXIE HWY

Owner's Name/Address
ERIE AUTO SERVICE LAND HOLDINGS LLC
9771 DIXIE HIGHWAY
ERIE MI 48133

Class: COMMERCIAL-IMPROVE Zoning: C-TC-T Building Permit(s)
School: MASON CONS SCHOOL DISTRICT
P.R.E. 0%
MAP #: 17-3-5
2024 Est TCV 112,479 TCV/TFA: 28.69

Land Value Estimates for Land Table 00099.COMMERCIAL

Description	Frontage	Depth	Rate	Adj.	Reason	Value
RATE TABLE DOWNTOWN MFD	14702	SqFt	1.30000	100		19,113
0.34 Total Acres						Total Est. Land Value =
						19,113

* Factors *

Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
Description	3.37	1400	18	849
D/W/P: Asphalt Paving	7.15	100	18	129
D/W/P: 3.5 Concrete				
Commercial Local Cost Land Improvements				
Description	1	38	100	2,850
WELL & SEPTIC @				3,828
Total Estimated Land Improvements True Cash Value =				

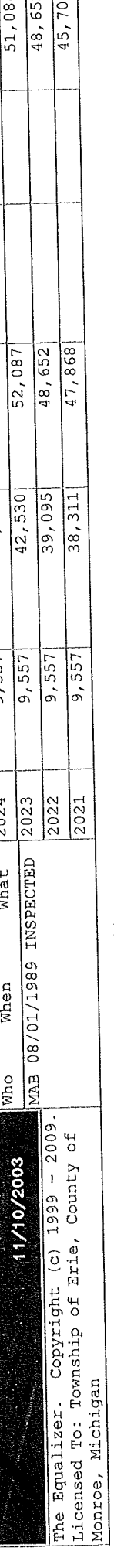
Public Improvements

- X Improved
- X Vacant
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,557	46,683	56,240			53,638C
2023	9,557	42,530	52,087			51,084C
2022	9,557	39,095	48,652			48,652S
2021	9,557	38,311	47,868			45,707C



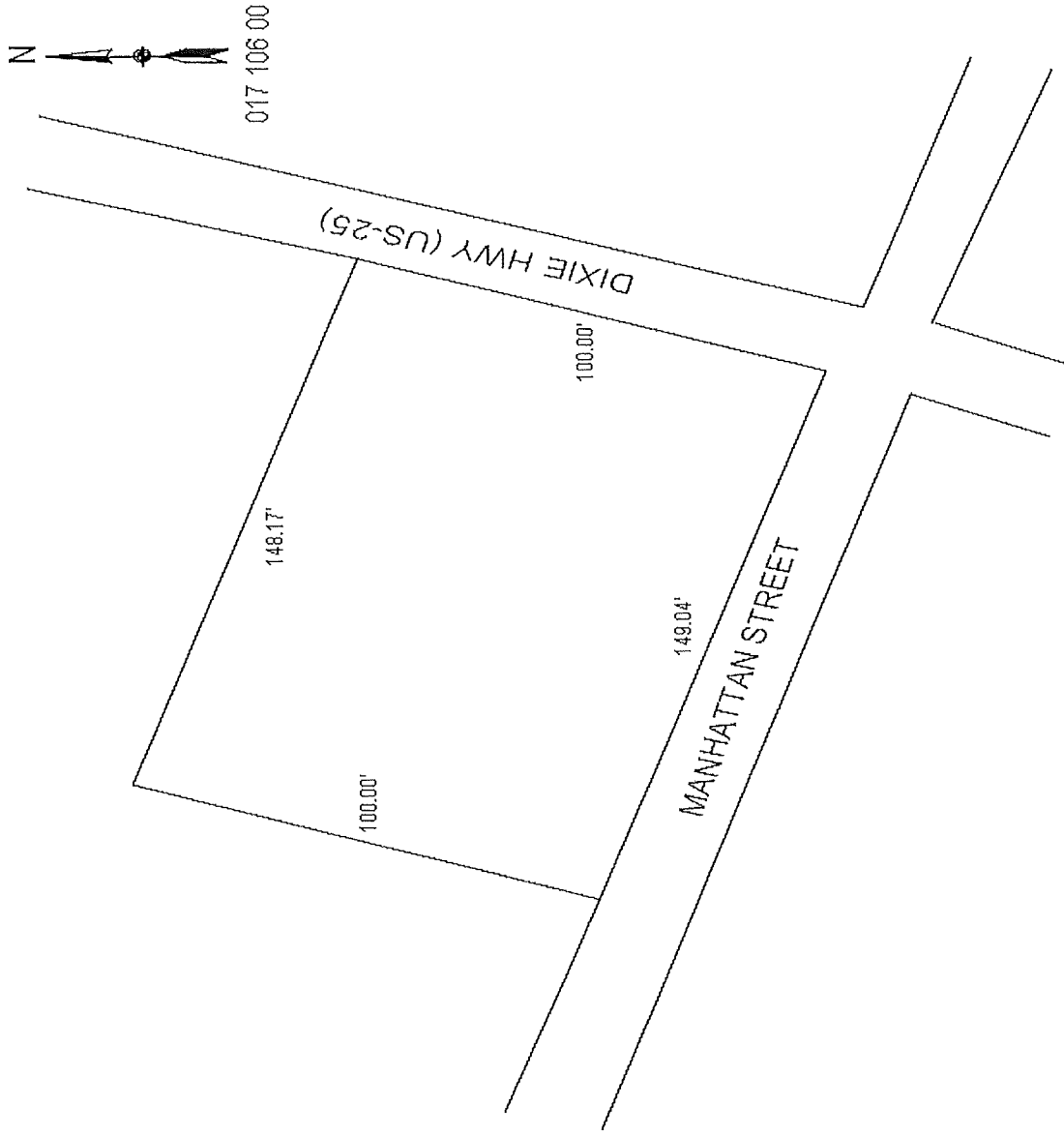
Who: MAB 08/01/1989 INSPECTED

What: INSPECTED

11/10/2003

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: Garages - Service/Fleet Facilities Repair
 Calculator Occupancy: Garages - Service/Fleet Facilities Repair
 Class: C Quality: Average
 Stories: 1 Story Height: 13 Perimeter: 232
 Overall Building Height: 12
 Base Rate for Upper Floors = 87.14
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.72 100%
 Adjusted Square Foot Cost for Upper Floors = 92.86
 Total Floor Area: 3,024 Base Cost New of Upper Floors = 280,808
 Depr. Table : 2.25% Reproduction/Replacement Cost = 280,808
 Effective Age : 47 Physical %Good: 37 /100/100/100/37.0
 Func. %Good : 100 Total Depreciated Cost = 103,899
 Economic %Good: 100
 ECF (COMMERCIAL) 0.710 => TCV of Bldg: 1 = 73,768
 Replacement Cost/Floor Area= 92.86 Est. TCV/Floor Area= 24.39

<<<<< Calculator Cost Computations >>>>>

Construction Cost
 High Above Ave. Ave. X Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 100%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 3024
 Ave. Perimeter: 232
 Has Elevators:
 *** Basement Info ***

Area:
 Perimeter:
 Type: Finished Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 Area #1: Office (No Rates)
 Type #1: Office
 Area #2: Office (No Rates)
 Type #2: Office
 * Sprinkler Info *

Area:
 Type: Average
 (1) Excavation/Site Prep:

(2) Foundation: Footings
 X Poured Conc. Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

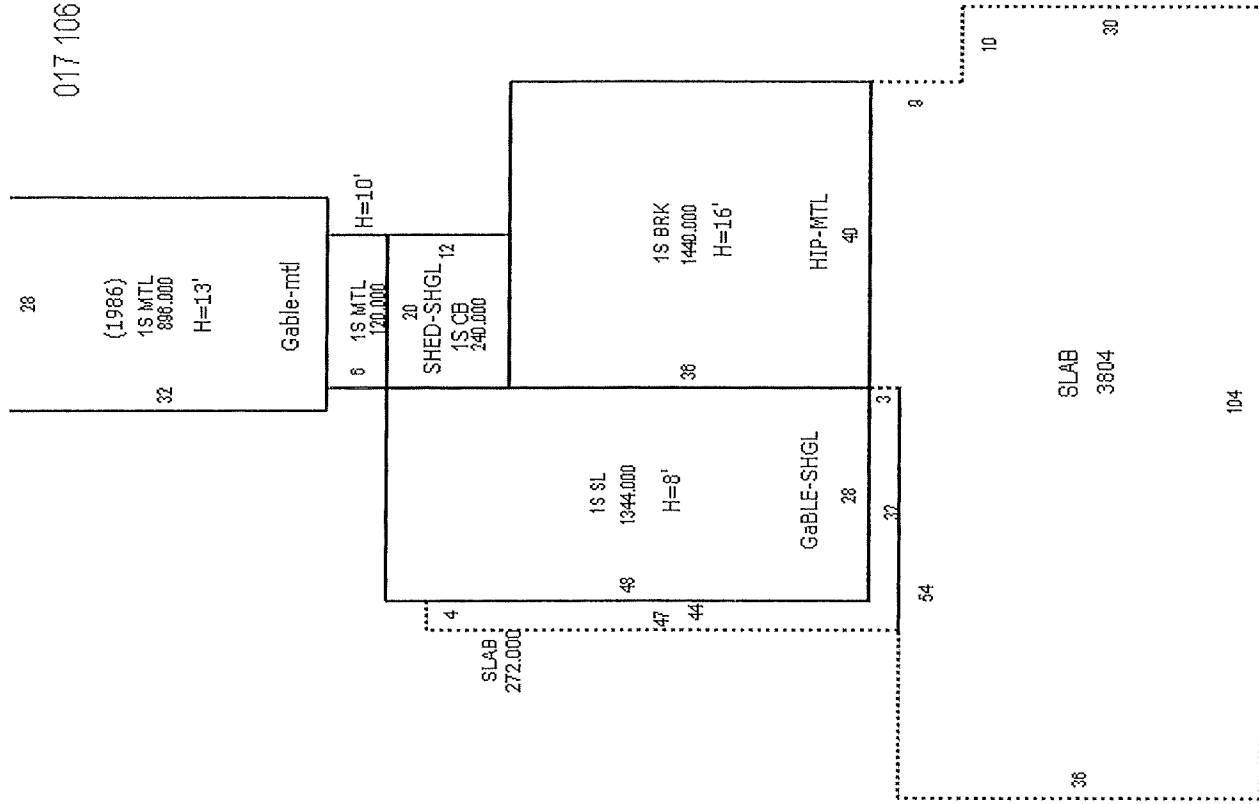
(7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures Urinals
 3-Piece Baths Wash Bowls
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 X Gas Coal Hand Fired
 Oil Stoker Boiler

(11) Electric and Lighting:
 Outlets: Fixtures:
 X Few Average X Few
 Many Unfinished Many Unfinished
 Typical Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (13) Roof Structure: Slope=0
 (14) Roof Cover:

(40) Exterior Wall:
 Thickness Bsmnt Insul.

(39) Miscellaneous:

017 106 00



Sketch by Apex Medina™

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

>>>>>

<p>Desc. of Bldg/Section: Garages - Service/Fleet Facilities Repair Calculator Occupancy: Garages</p>		<p>Class: D, Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120</p>		<p>Calculator Cost Computations Cost/SqFt: 7.23 100%</p>	
<p>Class: D, Pole Floor Area: 896 Gross Bldg Area: 3,920 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght</p>		<p>Construction Cost Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 896 Ave. Perimeter: 120 Has Elevators: *** Basement Info ***</p>		<p>Base Rate for Upper Floors = 59.77 (10) Heating system: Space Heaters, Gas with Fan Adjusted Square Foot Cost for Upper Floors = 67.00 Base Cost New of Upper Floors = 60,032 Reproduction/Replacement Cost = 60,032 Overall %Good: 37 /100/100/100/37.0 Total Depreciated Cost = 22,212 0.710 => TCV of Bldg: 2 = 15,770 Est. TCV/Floor Area= 17.60</p>	
<p>Depr. Table : 2.25% Effective Age : 47 Physical %Good: 37 Func. %Good : 100 Economic %Good: 100</p>		<p>Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info *</p>		<p>ECF (COMMERCIAL) Replacement Cost/Floor Area= 67.00 ECF (COMMERCIAL) Replacement Cost/Floor Area= 67.00</p>	
<p>Year Built Remodeled Overall Bldg Height</p>		<p>Area #1: Type #1: Area #2: Type #2: * Sprinkler Info *</p>		<p>(11) Electric and Lighting: Outlets: Few Average Fixtures: Many Average Unfinished Many Typical Unfinished Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer (13) Roof Structure: Slope=0 (14) Roof Cover:</p>	
<p>Comments: Area: Type: Low</p>		<p>(7) Interior: (8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners</p>		<p>(39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.</p>	
<p>(1) Excavation/Site Prep: (2) Foundation: X Poured Conc. Brick/Stone Block Footings</p>		<p>(9) Sprinklers: (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler</p>		<p>(4) Floor Structure: (5) Floor Cover: (6) Ceiling:</p>	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUTHRIE CASSANDRA	J & H PROPERTIES IDA LLC	125,000	07/30/2021	WD	03-ARM'S LENGTH	2021R21265	DEED	100.0
ARNOLD LONNIE & DEBORAH	GUTHRIE CASSANDRA	62,000	09/09/2016	WD	03-ARM'S LENGTH	2016R18398	REAL PROPERTY STA	100.0
MONROE BANK & TRUST	ARNOLD LONNIE & DEBORAH	30,000	01/17/2014	WD	03-ARM'S LENGTH	2014R01302	DEED	100.0
DERRY WILLIAM & CHRISTY	KOWALCZYK KEVIN	105,000	11/16/2001	WD	03-ARM'S LENGTH	2126-473	DEED	100.0

Property Address: 2866 LEWIS AVE
 Class: COMMERCIAL-IMPROV Zoning: C
 School: IDA PUBLIC SCHOOL DISTRICT
 P.R.E. 0%
 MAP #: 2024 Est TCV Tentative

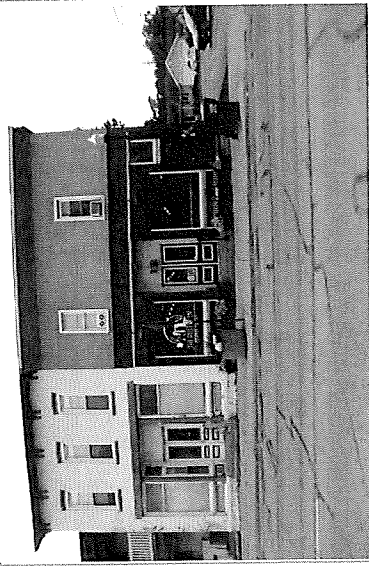
Owner's Name/Address: J & H PROPERTIES IDA LLC
 20283 BOURASSA AVE
 BROWNSTOWN CHARTER TWP MI 48183

Tax Description	Front	Depth	Rate	%Adj.	Reason	Value
2016R18398 2014R01302 2126-473 904-629	4937	100	0.98000	100	COM SF RAT VILLAGE PRIME	4,838
1412-78 SEC 3 T7S R7E COM AT A PT IN CL	726	100	0.00000	100	COM SF RAT ROW	0
OF MAIN ST 357.86 FT S FR NE COR OF SEC 3	0.13 Total Acres		Total Est. Land Value =			4,838

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Dirt Road		7.24	480	13	452
Gravel Road		24.82	568	35	4,934
Storm Sewer					
Sidewalk					
Water					
Sewer					
Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
Total Estimated Land Improvements True Cash Value = 10,261					

Topography of Site: Work Description for Permit 3759, Issued 10/14/1997: 5 X 5 PORCH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	3,000	55,300	58,300			56,070C
2022	4,200	49,200	53,400			53,400S
2021	4,700	40,500	45,200			36,502C



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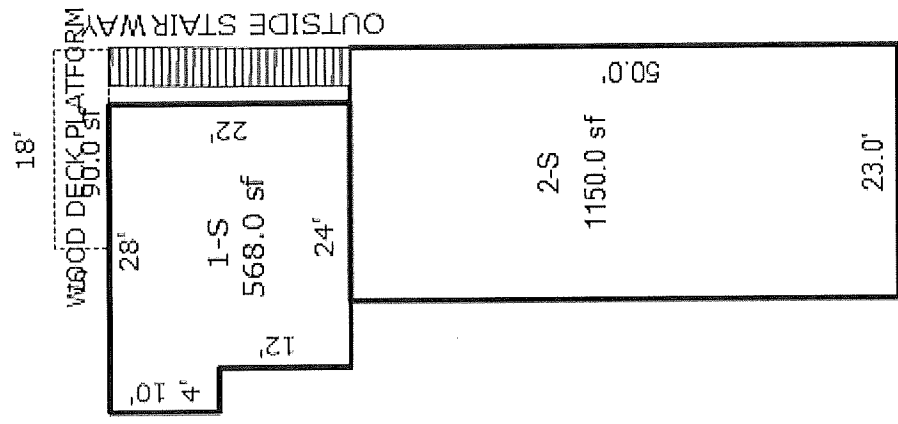
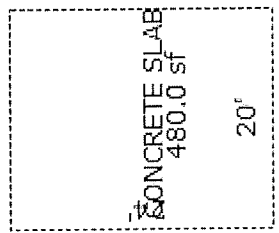
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Oil Coal Elec. Steam	Gas Wood	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 90 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior Drywall Paneled Trim & Decoration	Ex X Ord Min	Ex X Ord Min	Size of Closets Lg X Ord Small		Class: D Effec. Age: 27 Floor Area: 1,150 Total Base New: 91,465 Total Depr Cost: 65,890 Estimated T.C.V: 57,324							
	Building Style: 1 STORY													
	Yr Built Remodeled 0													
	Condition: Good													
	Room List													
	Basement 1st Floor 2nd Floor Bedrooms													
	(1) Exterior													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings Kitchen: Other: Other:	No./Qual. of Fixtures Ex. X Ord. Min	No. of Elec. Outlets Many X Ave. Few	(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0 (11) Heating System: Forced Heat & Cool Ground Area = 1150 SF Floor Area = 1150 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas Exterior Foundation Stories Overhang 1 Story Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood	Size 1,150 Total: 85,595	Cost New 3,429	Depr. Cost 2,503					
	(2) Windows													
X	Many Large Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	(3) Roof	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
X	Gable Hip Flat Asphalt Shingle													
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:												

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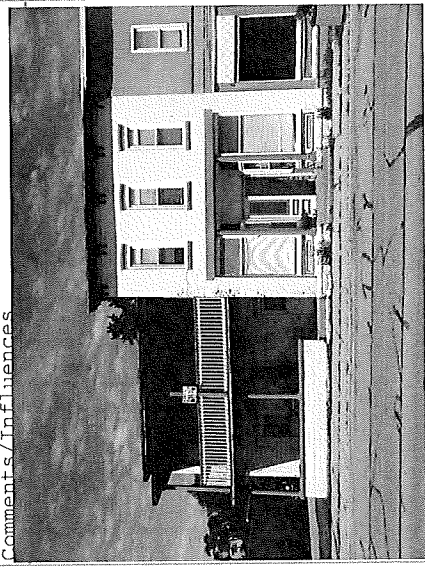
<p>Desc. of Bldg/Section: DERRIES OF IDA/APARTMENTS Calculator Occupancy: Stores - Retail</p> <p>Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 154</p> <p>Base Rate for Upper Floors = 99.76</p> <p>(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.27 100% Adjusted Square Foot Cost for Upper Floors = 125.03</p> <p>Total Floor Area: 1,150 Base Cost New of Upper Floors = 143,786</p> <p>Reproduction/Replacement Cost = 143,786 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 50,325</p> <p>ECF (COMMERCIAL) Replacement Cost/Floor Area= 125.03 0.870 => TCV of Bldg: 1 = 43,783 Est. TCV/Floor Area= 38.07</p>	<p><<<<<< Calculator Cost Computations >>>>>></p> <p>Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 154</p> <p>Base Rate for Upper Floors = 99.76</p> <p>(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.27 100% Adjusted Square Foot Cost for Upper Floors = 125.03</p> <p>Total Floor Area: 1,150 Base Cost New of Upper Floors = 143,786</p> <p>Reproduction/Replacement Cost = 143,786 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 50,325</p> <p>ECF (COMMERCIAL) Replacement Cost/Floor Area= 125.03 0.870 => TCV of Bldg: 1 = 43,783 Est. TCV/Floor Area= 38.07</p>																																																																																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
DIEBEL DANIEL & KATHRYN	IDA LIGHTS LLC	130,000	08/17/2021	WD	03-ARM'S LENGTH	2021R22251	DEED	100.0
BRENTKE JAY & AMBER	DIEBEL DANIEL & KATHRYN	126,000	06/01/2001	WD	03-ARM'S LENGTH	2049-602	DEED	100.0
HOWE JOHN	BRENTKE JAY & AMBER	105,000	01/22/2001	WD	03-ARM'S LENGTH	1976-728	DEED	100.0
Property Address		Building Permit(s)		Date		Number		Status
2868 LEWIS AVE		Class: COMMERCIAL-IMPROV Zoning: C						
Owner's Name/Address		School: IDA PUBLIC SCHOOL DISTRICT		P.R.E. 0%		MAP #:		
IDA LIGHTS LLC 274 E LAFAYETTE ST #1 ROMEO MI 48065-5236		2024 Est TCV Tentative						
Tax Description		Public Improvements		* Factors *		Description		Value
2049-602 2049-600 1976-728 812-999		Dirt Road		Depth Front		Rate %Adj. Reason		15,601
908-504 SEC 3 T7S R7E COM AT A PT IN CL		Gravel Road		15919 SqFt		100		0
OF MAIN ST 380.44 FT S FR NE COR OF SEC 3		Storm Sewer		2376 SqFt		100		15,601
TH S 89 DEG 34'W & FOLL ALG OUTSIDE WALL		Sidewalk		0.42 Total Acres		Total Est. Land Value =		15,601
OF TWO STORY BRICK BLDG 86.92 FT TH S 0		Water						
DEG 26'E 6.25 FT TH S 89 DEG 34'W 12 FT		Electric						
TH TH S 0 DEG 26'E 4 FT TH S 89 DEG 04'W		Gas						
10.25 FT TO SW COR TH N 0 DEG 26'W 4 FT		Curb						
TH S 89 DEG 34'W 143.87 FT TO E LI OF VAN		Street Lights						
AKINS PLAT TH S ALG SD LI 61.6 FT TH S 89		Standard Utilities						
DEG 22'E 253 FT TO CL OF MAIN ST TH N ALG		Underground Utils.						
SD CL 72.56 FT TO POB		Topography of Site						
Comments/Influences		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who		When		What		
		LS		07/11/2022		SALES REVI		
		PB		09/21/2011		INSPECTED		
		GS		09/21/2011		INSPECTED		
		Year		Land Value		Building Value		Assessed Value
		2024		Tentative		Tentative		Tentative
		2023		9,600		76,600		86,200
		2022		13,500		69,700		83,200
		2021		15,100		70,100		85,200
		Board of Review		Tribunal/Other		Taxable Value		Tentative
						86,200		86,200S
						83,200		83,200S
						63,955C		63,955C

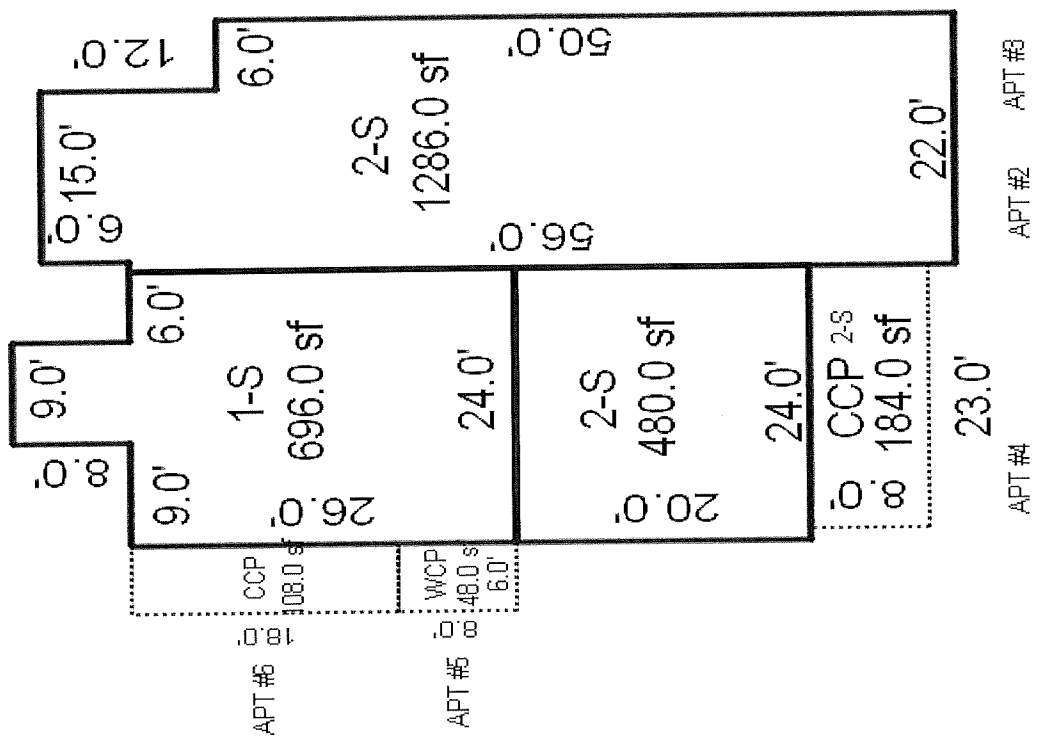


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<p>Desc. of Bldg/Section: APARTMENTS Calculator Occupancy: Apartment</p> <p>Class: C Quality: Low Cost Stories: 2 Story Height: 12 Perimeter: 160</p> <p>Base Rate for Upper Floors = 103.21</p> <p>(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 11.65 100% Adjusted Square Foot Cost for Upper Floors = 114.86</p> <p>Total Floor Area: 4,231 Base Cost New of Upper Floors = 485,972 Reproduction/Replacement Cost = 485,972 Eff.Age:68 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 194,389</p> <p>ECF (COMMERCIAL) 0.870 => TCV of Bldg: 1 = 169,118 Replacement Cost/Floor Area= 114.86 Est. TCV/Floor Area= 39.97</p>		<p><<<<<< Calculator Cost Computations >>>>>></p>																																							
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Sketch by Apex Medina™

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Grantor	Grantee	Sale Date	Sale Price	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
8710 NORTH CUSTER ROAD LLC	8710 CUSTER LLC	06/30/2022	1,150,000	WD	03-ARM'S LENGTH	2022R14195	DEED	100.0
GF ABC	8710 NORTH CUSTER ROAD LLC	02/15/2022	10	QC	05-CORRECTING TITLE		DEED	0.0
GREEN FARMS CO LLC	GF ABC	05/11/2021	10	QC	21-NOT USED/OTHER	2021R14272	DEED	0.0
8710 NORTH CUSTER ROAD LLC	GREEN FARMS CO LLC	04/13/2020	1,250,000	LC	16-LC PAYOFF	2020R09267	DEED	100.0

Property Address: 8710 N CUSTER RD
 Owner's Name/Address: 8710 CUSTER LLC, 7301 CHIP SHOT LANE, WATERVILLE OH 43566

Class: COMMERCIAL-IMPROVE Zoning: M
 School: DUNDEE COMMUNITY SCHOOLS
 P.R.E. 0%
 MAP #: 2024 Est TCV 862,252 TCV/TFA: 29.31 MISC

Land Value Estimates for Land Table 00005.COMMERCIAL

TABLE A
 Description: Frontage 3.79 Total Acres
 Depth 3.788 Acres
 Rate %Adj. 100
 Reason 14,492
 Total Est. Land Value = 54,895

* Factors *
 Rate 3.41
 Size & Good 17500
 Cash Value 37,595
 D/W/P: Asphalt Paving
 Total Estimated Land Improvements True Cash Value = 37,595

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	27,400	403,700	431,100			431,100S
2023	27,400	392,900	420,300			420,300S
2022	28,600	364,500	393,100			386,135C
2021	28,600	345,200	373,800			373,800S

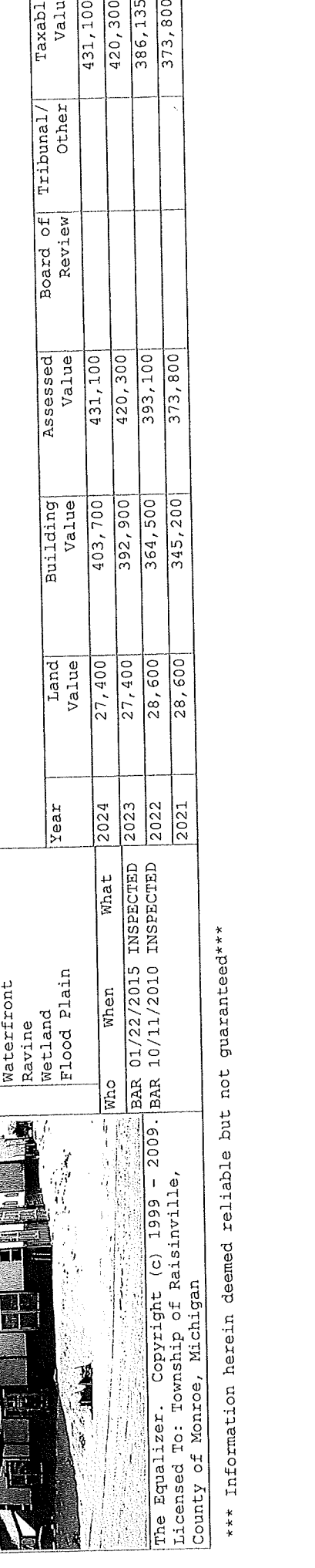
Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utilis.

Topography of Site: X Level Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

Who: BAR 01/22/2015 INSPECTED
 When: BAR 10/11/2010 INSPECTED
 What: What

Tax Description: 1831-258 1568 0147 1162-575 1220-780
 1373-274 1449-16 WATER HAVEN HIGHLANDS
 LOTS 12 TO 15 INCL. PARCEL BEING A PART
 OF FRAC SEC 12 AND FRAC SEC 13 T6S, R7E
 COM AT THE INTERSECTION OF THE CENTERLINE
 OF N CUSTER ROAD 100 FEET WIDE AND
 IDA-MAYBEE ROAD 66 FEET WIDE; TH N
 24-33-00 E 300.54 FT; TH N 68-54-30 W
 454.51 FT TO POB; TH N 68-54-30 W 300.00
 FT; TH N 21-05-30 E 300.00 FT; TH S
 68-54-30 E 300.00 FT; TH S 21-05-30 W
 300.00 FT TO POB CONT 2.066 AMOL

Comments/Influences: The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Raisinville, County of Monroe, Michigan



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

Desc. of Bldg/Section: Industrial - Light Manufacturing
 Calculator Occupancy: Industrial - Light Manufacturing
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 16 Perimeter: 618
 Base Rate for Upper Floors = 39.80
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.05 100%
 Adjusted Square Foot Cost for Upper Floors = 44.85
 Total Floor Area: 22,878 Base Cost New of Upper Floors = 1,026,078
 (10) Heating system: Space Heaters, Gas with Fan
 Reproduction/Replacement Cost = 1,026,078
 Eff.Age:44 Phy.%Good/Abnr.Phy./Func./Overall %Good: 35 /100/70 /100/24.5
 Total Depreciated Cost = 251,389

Unit in Place Items
 TRUCK WELL Rate Quantity Arch %Good Depr.Cost
 LEAN TO 3.69 896 1.00 57 11,444
 ECF (COMMERCIAL) 0.832 => TCV of Bldg: 1 = 220,245
 Replacement Cost/Floor Area= 45.87 Est. TCV/Floor Area= 9.63

Area: *** Basement Info ***
 Perimeter:
 Type: Hot Water, Radiant Floor
 * Mezzanine Info *
 * Sprinkler Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

Area:
 Type: Low

<<<<< Calculator Cost Computations >>>>>

(1) Excavation/Site Prep:

(2) Foundation: Footings

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

(9) Sprinklers:

(10) Heating and Cooling:

(11) Electric and Lighting:

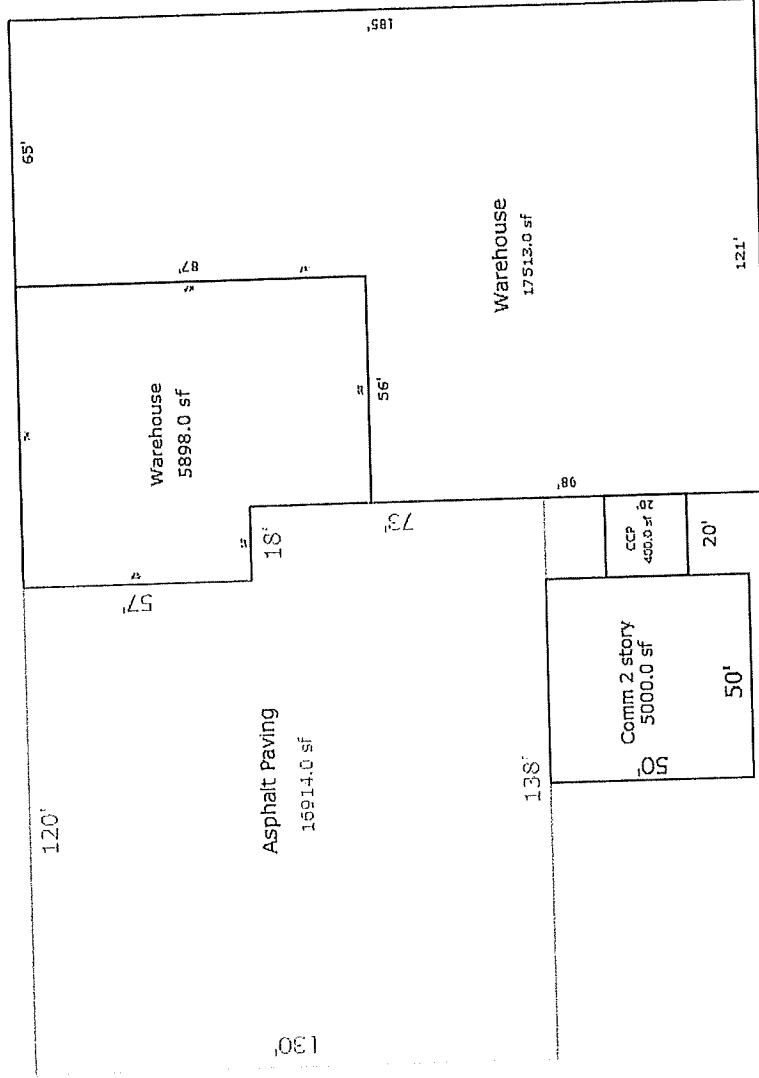
(12) Miscellaneous:

(13) Roof Structure: Slope=0

(14) Roof Cover:

(40) Exterior Wall:
 Thickness Bsmnt Insul.

Parcel Number 8 13 470 013 00, Commercial/Industrial Building 1



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Industrial - Lofts
 Calculator Occupancy: Industrial - Lofts
 Calculator Cost Computations
 Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 0
 Base Rate for Upper Floors = 68.26
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.02 100%
 Adjusted Square Foot Cost for Upper Floors = 74.28
 Total Floor Area: 1,540 Base Cost New of Upper Floors = 114,391
 Depr. Table : 2.25% Reproduction/Replacement Cost = 114,391
 Effective Age : 32 Physical %Good: 48
 Func. %Good : 100 Economic %Good: 100
 Year Built Remodeled
 Overall Bldg Height
 Comments:
 Area #1: Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0
 Type #1: Total Depreciated Cost = 54,908
 Area #2: ECF (COMMERCIAL) 0.832 => TCV of Bldg: 2 = 45,683
 Type #2: Replacement Cost/Floor Area= 74.28 Est. TCV/Floor Area= 29.66
 Area: *** Basement Info ***
 Type: Low
 Area: * Mezzanine Info *
 Type: Low
 Area: * Sprinkler Info *
 Type: Low

<<<<<< >>>>>>
 (1) Excavation/Site Prep:
 (2) Foundation: Footings
 X Poured Conc. Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:
 (7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures Urinals
 3-Piece Baths Wash Bowls
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Few
 Many Unfinished Many
 Typical Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

Calculator Cost Computations

>>>>

Desc. of Bldg/Section: Office Buildings
 Calculator Occupancy: Office Buildings

Class: D Quality: Average Perimeter: 0
 Stories: 2 Story Height: 10

Class: D
 Floor Area: 5,000
 Gross Bldg Area: 29,418
 Stories Above Grd: 2
 Average Sty Hght: 10
 Bsmnt Wall Hght

Base Rate for Upper Floors = 145.33
 Adjusted Square Foot Cost for Upper Floors = 145.33
 Total Floor Area: 5,000
 Base Cost New of Upper Floors = 726,650

Reproduction/Replacement Cost = 726,650
 Overall %Good: 83 /100/100/100/83.0
 Total Depreciated Cost = 603,120

Eff.Age:8 Phy.%Good./Abnr./Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
 Total Depreciated Cost = 603,120

Rate Quantity Arch %Good
 7.38 400 1.00 83
 Depr.Cost
 2,450

Unit in Place Items
 CONCRETE COVERED PORCH WALKWAY
 0.832 => TCV of Bldg: 3 = 503,834
 Est. TCV/Floor Area= 100.77

ECF (COMMERCIAL)
 Replacement Cost/Floor Area= 145.92

Comments:
 2014 Year Built
 Remodeled
 Overall Bldg Height

Area #1:
 Type #1:
 Area #2:
 Type #2:

Area:
 Type: Average

Area #1:
 Type #1:
 Area #2:
 Type #2:

Area:
 Type: Average

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 Type: Average

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 Type: Average

Area:
 Type: Average

Area:
 Type: Average

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few Average	Few Average	
(3) Frame:		Total Fixtures		Many Unfinished		Many Unfinished	
(4) Floor Structure:		3-Piece Baths		Unfinished Typical		Typical	
(5) Floor Cover:		2-Piece Baths		Flex Conduit		Incandescent	
(6) Ceiling:		Shower Stalls		Rigid Conduit		Fluorescent	
		Toilets		Armored Cable		Mercury	
		Water Softeners		Non-Metallic		Sodium Vapor	
				Bus Duct		Transformer	
				(13) Roof Structure:		Slope=0	
				(14) Roof Cover:			
				Gas Oil		Coal Stoker	
				Hand Fired Boiler		Bsmnt Insul.	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUCK & KNOBBY MICHIGAN LAND TERMINALS LLC	BUCK & KNOBBY MICHIGAN LAND TERMINALS LLC	275,000	06/22/2022	WD	03-ARM'S LENGTH		DEED	100.0
MONROE BANK & TRUST	MONROE BANK & TRUST	350,000	06/24/2011	WD	12-FROM LENDING INSTITUTION	2011R12185	PROPERTY TRANSFER	100.0
SOSS LOIS BRUBAKER	MONROE BANK & TRUST	0	02/28/2009	SD	10-FORECLOSURE		DEED	100.0
SOSS FRANK JR TRUST	SOSS LOIS BRUBAKER	0	01/22/2004	QC	09-FAMILY	2661/0932	DEED	0.0
Property Address	Class: COMMERCIAL-IMPROVE Zoning: M-2 Building Permit(s)							
6260 STERNS RD	School: WHITEFORD AGR SCHOOL DIST COMMERCIAL BLDG							
Owner's Name/Address	P.R.E. 0% DEMOLITION							
OTTAWA LAKE TERMINALS LLC	MAP #: COMMERCIAL BLDG							
PO BOX 266	2024 Est TCN 606,403 TCN/TFA: 45.69							
HAMILTON MI 49419	Land Value Estimates for Land Table COMM.COMMERCIAL							

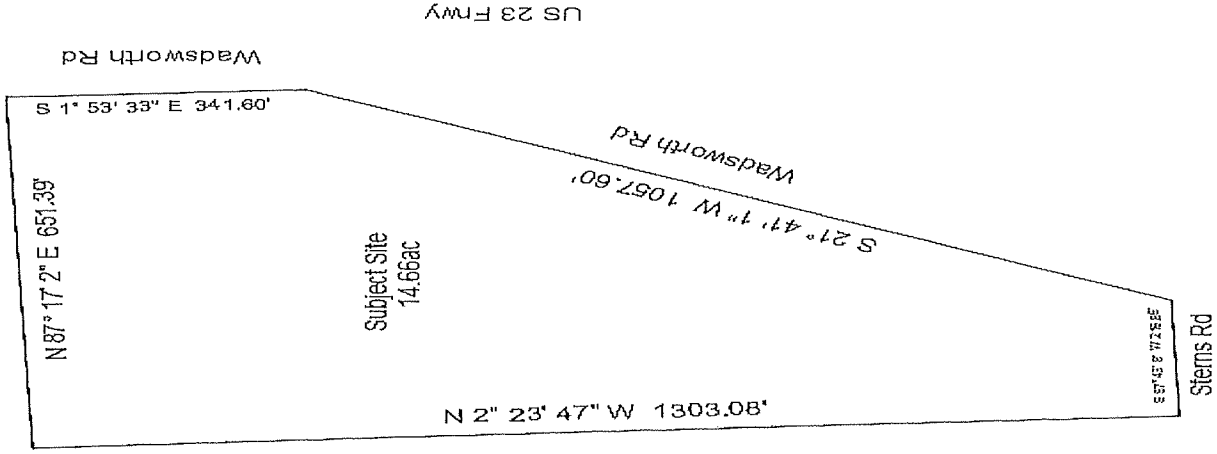
Tax Description	X Improved		Vacant		Description	Frontage	Depth	Rate	Depth	Rate	Adj. Reason	Value
	Public Improvements											
944-841 SEC 27 T8S R6E 14.69 AMOL COM AT					Land Improvement Cost Estimates							
A PT S 87 DEG 43'12"W 639.26 FT ALG S LI					Description							
OF SEC 27 & N 02 DEG 23'47"W 70 FT FR S					D/W/P: 3.5 Concrete							
1/4 COR OF SEC 27 TH N 02 DEG 23'47"W					D/W/P: Asphalt Paving							
1303.08 FT TH N 87 DEG 17'02"E 651.39 FT					Fencing: Wire Mesh, #11							
TH ALG N & S 1/4 LI OF SEC 27 S 01 DEG					Fencing: Mesh, + for Rails							
53'33"E 341.6 FT TH S 21 DEG 41'01"W					Fencing: Mesh, + Barb Wire							
1057.6 FT TH ALG A LI PARA TO & 70 FT N					Commercial Local Cost Land Improvements							
FT TO POB					Description							
Comments/Influences					WELL							
CONTRAMINATION PER PHASE II STUDY SEE ATT					SEPTIC							
					AVE CANOPY							
					PUBLIC SEWER							
					Total Estimated Land Improvements True Cash Value =							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2023	110,200	44,200	154,400			154,400S
2022	115,400	84,700	200,100			200,100S
2021	115,400	81,300	196,700			194,381C



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 of Monroe, Michigan

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



Sketch by Apex Mapping™

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

>>>>

Calculator Cost Computations

<<<<<<
 Class: C Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 228
 Overall Building Height: 12
 Base Rate for Upper Floors = 137.18
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 20.63 100%
 Adjusted Square Foot Cost for Upper Floors = 157.81
 Total Floor Area: 2,720 Base Cost New of Upper Floors = 429,243
 Reproduction/Replacement Cost = 429,243
 Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/25 /0 /0.0
 Total Depreciated Cost = 0

Construction Cost

High	Above Ave.	Ave.	X	Low
** ** *	Calculator Cost Data	** ** *		** ** *
Quality: Low Cost				
Heat#1: Package Heating & Cooling 100%				
Heat#2: Complete H.V.A.C. 0%				
Ave. SqFt/Story: 2720				
Ave. Perimeter: 228				
Has Elevators:				
*** Basement Info ***				

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 * Sprinkler Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

Area:
 Type: Low

12 Overall Bldg Height

Comments:
 PHASE II ENVIRONMENTAL
 STUDY DONE SUBSTANTIAL
 CONTAMINATION DUE TO
 DESIEL FUEL SPILLS

(11) Electric and Lighting:

(7) Interior:

(1) Excavation/Site Prep:

(2) Foundation: Footings

X Poured Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None
Total Fixtures		
3-Piece Baths		
2-Piece Baths		
Shower Stalls		
Toilets		
Urinals		
Wash Bowls		
Water Heaters		
Wash Fountains		
Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

Gas	Coal	Hand Fired
Oil	Stoker	Boiler

Outlets:

Few Average	Average	Few Average
Many Unfinished	Unfinished	Many Unfinished
Typical	Typical	Typical
Flex Conduit	Incandescent	Incandescent
Rigid Conduit	Fluorescent	Fluorescent
Armored Cable	Mercury	Mercury
Non-Metallic	Sodium Vapor	Sodium Vapor
Bus Duct	Transformer	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

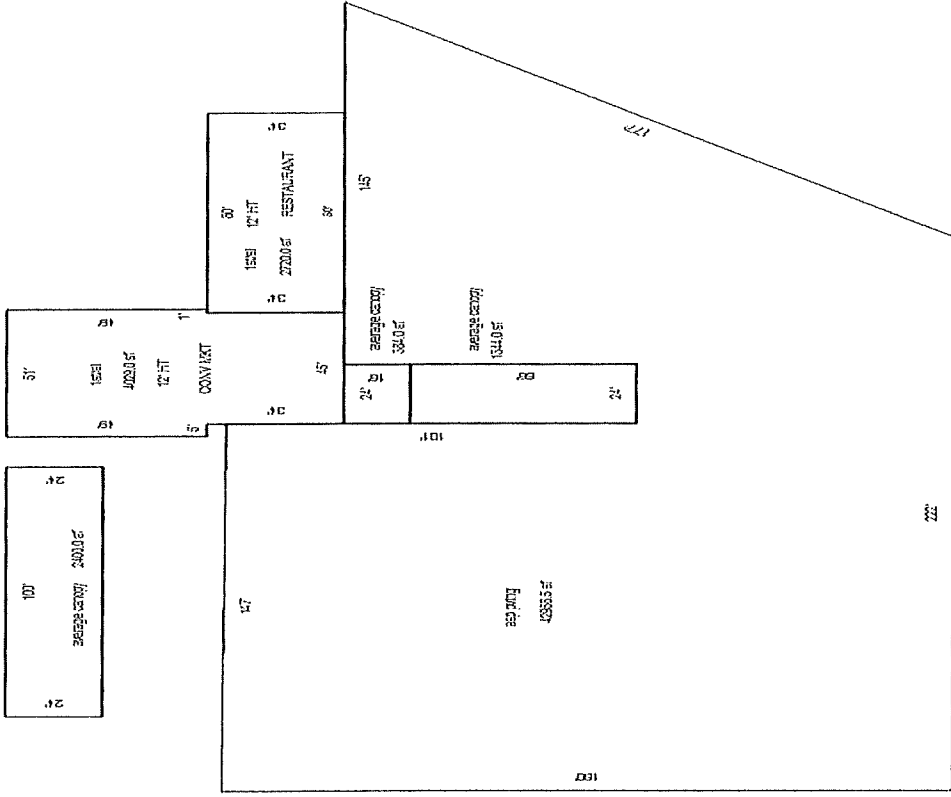
(39) Miscellaneous:

(40) Exterior Wall:

Thickness	Bsmnt Insul.
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47	2000 SQ FT	12000 SQ FT	10' HT
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CONCRETE



Sketch by Apex Measure™

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

>>>>

Calculator Cost Computations

Class: C Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 268
 Overall Building Height: 12
 Base Rate for Upper Floors = 126.60
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 19.24 100%
 Adjusted Square Foot Cost for Upper Floors = 145.84
 Total Floor Area: 4,029 Base Cost New of Upper Floors = 587,589
 Reproduction/Replacement Cost = 587,589
 Eff. Age: 29 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 48 /100/25 /0 /0.0
 Total Depreciated Cost = 0

<<<<

Construction Cost

High	Above Ave.	Ave.	X	Low
** ** *	** ** *	** ** *	** ** *	** ** *

Quality: Average
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 4029
 Ave. Perimeter: 268
 Has Elevators:
 *** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 * Sprinkler Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

Area:
 Type: Average

12 Overall Bldg Height

Comments:

(11) Electric and Lighting:

(7) Interior:

(1) Excavation/Site Prep:

(13) Roof Structure: Slope=0

(8) Plumbing:

(2) Foundation: Footings

(14) Roof Cover:

(9) Sprinklers:

(3) Frame:

(4) Floor Structure:

(10) Heating and Cooling:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(39) Miscellaneous:

(11) Electric and Lighting:

(1) Excavation/Site Prep:

Outlets:

Fixtures:

Few Average Many Unfinished Typical

Few Average None

Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct

Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

Incandescent Fluorescent Mercury Sodium Vapor Transformer

Gas Oil Coal Stoker Hand Fired Boiler

(40) Exterior Wall:

Thickness Bsmnt Insul.

Desc. of Bldg/Section: BLDG 2 Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 140 Overall Building Height: 10		Base Rate for Upper Floors = 26.15 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 26.15 Total Floor Area: 1,200 Base Cost New of Upper Floors = 31,380 Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/25 /0 /0.0 /0.0 Total Depreciated Cost = 0	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info * Area: Type: Average			
1986 Year Built Remodeled 10 Overall Bldg Height Comments:			

(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc.	Brick/Stone	Block	
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures	Few None
(5) Floor Cover:		3-Piece Baths	Urinals
		2-Piece Baths	Wash Bowls
		Shower Stalls	Water Heaters
		Toilets	Wash Fountains
			Water Softeners
		(9) Sprinklers:	
		(10) Heating and Cooling:	
		Gas	Coal
		Oil	Stoker
			Hand Fired Boiler
(6) Ceiling:			
		(11) Electric and Lighting:	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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

>>>>>

Calculator Cost Computations

Desc. of Bldg/section: Greenhouses - Structures Hoop (Arch-Rib/Quons
Calculator Occupancy: Greenhouses - Structures Hoop (Arch-Rib/Quons

Class: S Quality: Average Cost/SqFt: 0.00 100%
Stories: 1 Story Height: 18 Perimeter: 182

Base Rate for Upper Floors = 13.24
(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 13.24

Total Floor Area: 1,761 Base Cost New of Upper Floors = 23,316
Reproduction/Replacement Cost = 23,316
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 22,383

Eff.Age:1
<<<<< Segregated Cost Computations
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
or Height Storys Cost
Item Description Col. Rate SqFt Adj. Cost

Architectural Multiplier: 0.00 Total Cost New = 0
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Reproduction/Replacement Cost = 0
Total Depreciated Cost = 0

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
(11) Electric and Lighting: (39) Miscellaneous:

(12) Outlets: Fixtures:
Few Average Few
Many Unfinished Many
Typical Typical

(13) Roof Structure: Slope=0
(14) Roof Cover:

(40) Exterior Wall:
Thickness Bsmnt Insul.

(7) Interior:
(8) Plumbing:
Many Above Ave. Average Few
Above Ave. Typical None

Total Fixtures Urinals
3-Piece Baths Wash Bowls
2-Piece Baths Water Heaters
Shower Stalls Wash Fountains
Toilets Water Softeners

(9) Sprinklers:
(10) Heating and Cooling:
Gas Coal
Oil Stoker Hand Fired
Boiler

(4) Floor Structure:
(5) Floor Cover:
(6) Ceiling:

Area: Average
Type: Average

Area #1:
Type #1:
Area #2:
Type #2:
* Mezzanine Info *
* Sprinkler Info *

Area:
Type:
Heat:
Area:
Type:
Heat:

Area #1:
Type #1:
Area #2:
Type #2:
* Mezzanine Info *
* Sprinkler Info *

Area:
Type:
Heat:
Area:
Type:
Heat:

Area #1:
Type #1:
Area #2:
Type #2:
* Mezzanine Info *
* Sprinkler Info *

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* Mezzanine Info *
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Type #2:
* Mezzanine Info *
* Sprinkler Info *

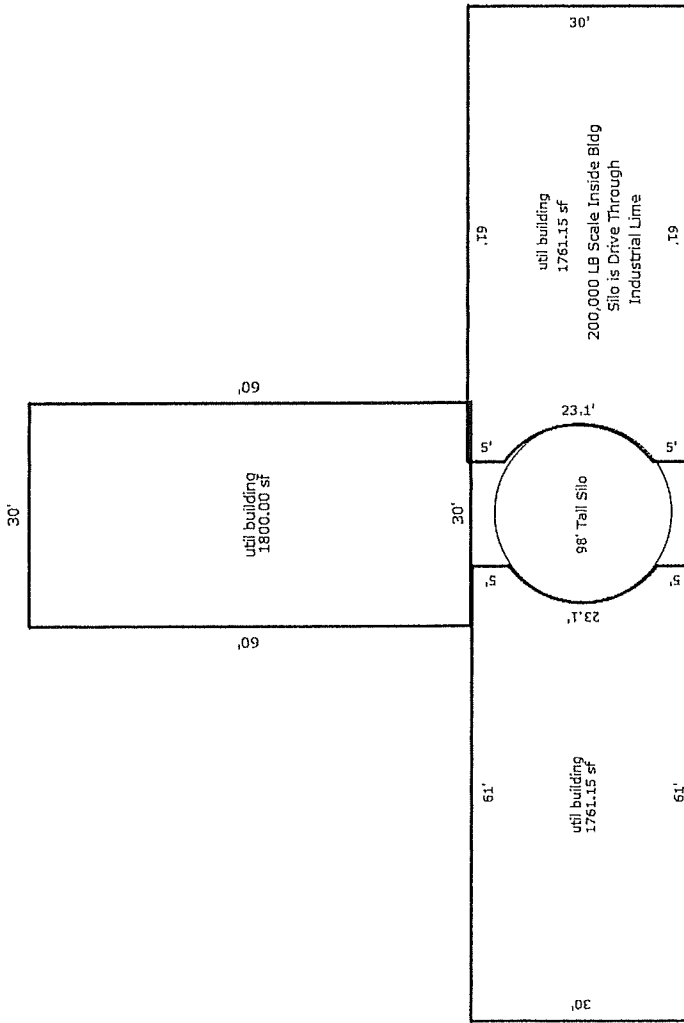
Area:
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Area #1:
Type #1:
Area #2:
Type #2:
* Mezzanine Info *
* Sprinkler Info *

Area:
Type:
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Type:
Heat:

Area #1:
Type #1:
Area #2:
Type #2:
* Mezzanine Info *
* Sprinkler Info *

Area:
Type:
Heat:
Area:
Type:
Heat:



Sketch by Apex Sketch

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

Desc. of Bldg/Section:

Greenhouses - Structures Hoop (Arch-Rib/Quons)

Class: S

Quality: Average

Stories: 1

Perimeter: 182

Base Rate for Upper Floors = 13.24

(10) Heating system: No Heating or Cooling

Adjusted Square Foot Cost for Upper Floors = 13.24

Total Floor Area: 1,761

Base Cost New of Upper Floors = 23,316

Reproduction/Replacement Cost = 23,316

Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 22,383

Eff. Age: 1

Segregated Cost Computations

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

or Height Storys

Col. Rate SqFt Adj. Cost

Item Description

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 0

Eff. Age: 1

See Valuation printout for complete pricing. >>>>

<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>

(39) Miscellaneous:

(11) Electric and Lighting:

(12) Plumbing:

(13) Roof Structure:

(14) Heating and Cooling:

(15) Sprinklers:

(16) Excavation/Site Prep:

(17) Foundation:

(18) Frame:

(19) Floor Structure:

(20) Floor Cover:

(21) Ceiling:

(22) Outlets:

(23) Fixtures:

(24) Roof Cover:

(25) Sprinklers:

(26) Heating and Cooling:

(27) Gas Oil Coal Stoker

(28) Hand Fired Boiler

(29) Sprinklers:

(30) Heating and Cooling:

(31) Gas Oil Coal Stoker

(32) Hand Fired Boiler

(33) Sprinklers:

(34) Heating and Cooling:

(35) Gas Oil Coal Stoker

(36) Hand Fired Boiler

(37) Sprinklers:

(38) Heating and Cooling:

(39) Gas Oil Coal Stoker

(40) Hand Fired Boiler

(41) Sprinklers:

(42) Heating and Cooling:

(43) Gas Oil Coal Stoker

(44) Hand Fired Boiler

(45) Sprinklers:

(46) Heating and Cooling:

(47) Gas Oil Coal Stoker

(48) Hand Fired Boiler

(49) Sprinklers:

(50) Heating and Cooling:

(51) Gas Oil Coal Stoker

(52) Hand Fired Boiler

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

Desc. of Bldg/Section: Greenhouses - Structures Hoop (Arch-Rib/Quons)
 Calculator Occupancy: Greenhouses - Structures Hoop (Arch-Rib/Quons)
 Class: S Quality: Average
 Stories: 1 Story Height: 18
 Base Rate for Upper Floors = 13.23
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 13.23
 Total Floor Area: 1,800 Base Cost New of Upper Floors = 23,814
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 13.23
 Total Floor Area: 1,800 Base Cost New of Upper Floors = 23,814
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 22,861
 ECF (COMMERCIAL) 0.850 => TCV of Bldg: 6 = 19,432
 Replacement Cost/Floor Area= 13.23 Est. TCV/Floor Area= 10.80

Area: Average
 Type: Average

Area #1:
 Type #1:
 Area #2:
 Type #2:

Area:
 Type: Average

(1) Excavation/Site Prep:

(2) Foundation: Footings

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

(9) Sprinklers:

(10) Heating and Cooling:

(11) Electric and Lighting:

(12) Miscellaneous:

(13) Roof Structure: Slope=0

(14) Roof Cover:

(15) Outlets:

(16) Fixtures:

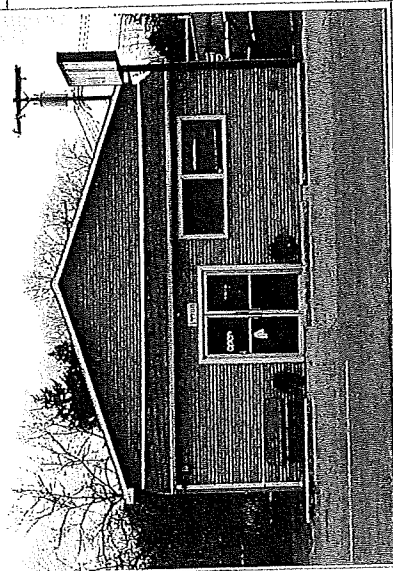
(17) Exterior Wall:

(18) Thickness

(19) Bsmnt Insul.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
TMU 812, INC.	STRESSEL KARL J	60,000	03/10/2022	WD	03-ARM'S LENGTH	2022R05505	PROPERTY TRANSFER	100.0	
MALONE ROBERT & MARION TRU	TMU 812, INC.	50,000	02/23/2006	WD	16-LC PAYOFF	3071/200	DEED	0.0	
TEEM ALICE	MALONE ROBERT & MARION	24,500	11/23/1993	QC	16-LC PAYOFF	1367-805	DEED	0.0	
Property Address	Class: COMMERCIAL-IMPROVE zoning: C-1 VI Building Permit(s)								
12750 MAXWELL RD	School: AIRPORT COMMUNITY SCH DIST								
	P.R.E. 0%								
	MAP #:								
Owner's Name/Address	2024 Est TCY 60,208 TCY/TFA: 41.38								
STRESSEL KARL J	Land Value Estimates for Land Table 00080.080 COMM MONROE ST								
14641 BRIAR HILL RD	Improved	Vacant							
CARLETON MI 48117	Public Improvements								
Tax Description	* Factors *								
831-795 867-459 1448-916 MATHIEWS & HICKOKS ADDITION TO THE BI VILLAGE OF CARLETON BLOCK 1 S 30 FT OF LOT 1.	Dirt Road	Frontage	Depth	Rate	Adj.	Reason	Value		
	Gravel Road	30.00	94.00	1.8064	0.9186	325	100	16,179	
	Paved Road	30 Actual Front Feet, 0.07 Total Acres						Total Est. Land Value =	16,179
	Storm Sewer								
	Sidewalk								
	Water								
	X Sewer								
	X Electric								
	X Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CRR	11/14/2022	INSPECTED	2024	8,100	22,000	30,100			30,100S
DCR	05/10/2022	INSPECTED	2023	7,800	29,600	37,400			37,400S
CRR	12/13/2021	INSPECTED	2022	11,000	27,300	38,300			37,861C
			2021	11,200	26,800	38,000			36,652C



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

Desc. of Bldg/Section: PET GROOMING
 Calculator Occupancy: Kennels

Construction Cost	
High	Ave. X Low
** ** Calculator Cost Data ** **	
Quality: Low Cost	
Heat#1: Space Heaters, Gas with Fan 100%	
Heat#2: Electric, Cable or Baseboard 0%	
Ave. SqFt/Story: 1455	
Ave. Perimeter: 144	
Has Elevators:	
*** Basement Info ***	
Area:	
Perimeter:	
Type: Finished Basement	
Heat:	
Area #1:	(No Rates)
Type #1: Office	
Area #2:	(No Rates)
Type #2: Office	
Area:	
Type: Low	
* Sprinkler Info *	

Comments:

Year Built
Remodeled
Overall Bldg Height

Area #1:
Type #1: Office (No Rates)

Area #2:
Type #2: Office (No Rates)

Area:
Type: Low

*** Sprinkler Info ***

Class: C Quality: Low Cost
 Stories: 1 Story Height: 13 Perimeter: 144

Base Rate for Upper Floors = 104.62

(10) Heating system: Space Heaters, Gas with Fan Cost/Sqft: 7.13 100%
 Adjusted Square Foot Cost for Upper Floors = 111.75

Total Floor Area: 1,455 Base Cost New of Upper Floors = 162,597

Eff. Age: 21 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0
 Total Depreciated Cost = 68,291

Reproduction/Replacement Cost = 162,597

Local Cost Items Rate Quantity/Area %Good Depr. Cost
 CITY WATER 2500.00 1 65 1,625
 CITY SEWER 5000.00 1 65 3,250

ECF (080 COMM MONROE ST) 0.570 => TCV of Bldg: 1 = 41,704
 Replacement Cost/Floor Area= 115.10 Est. TCV/Floor Area= 28.66

Calculator Cost Computations
 <<<<<< >>>>>>

(1) Excavation/Site Prep:

(2) Foundation: Footings

(3) Frame: Brick/Stone Block

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None
Total Fixtures	Urinals	
3-Piece Baths	Wash Bowls	
2-Piece Baths	Water Heaters	
Shower Stalls	Wash Fountains	
Toilets	Water Softeners	

(9) Sprinklers:

(10) Heating and Cooling:

X Gas Oil	Coal Stoker	Hand Fired Boiler
-----------	-------------	-------------------

(11) Electric and Lighting:

Outlets:		Fixtures:	
X Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical	
Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	

(13) Roof Structure: Slope=0

(14) Roof Cover:

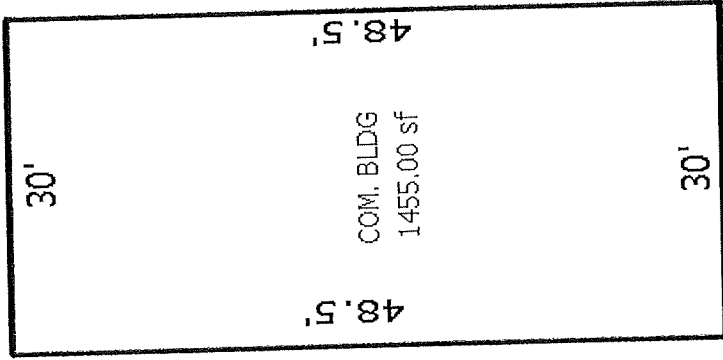
(39) Miscellaneous:

(40) Exterior Wall:

Thickness	Bsmnt Insul.
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 841 170 012 00, Commercial/Industrial Building 1



Sketch by Apex Mapping™

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

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.	
14 109 002 00	17314 RAILROAD ST	09/16/22	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$102,200	30.06	\$253,602	\$43,568	\$296,432	\$199,145	1.496	1,408	\$210.53	00001 C	00001 C	\$31,253	RESIDENTIAL	401	79	
14 107 010 05	345 N COUNTY LINE HWY	10/28/22	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$159,000	37.41	\$392,388	\$49,150	\$375,850	\$323,809	1.161	2,710	\$138.69	00001 C	00001 C	\$33,409	RESIDENTIAL	401	74	
14 113 041 71	5592 WELLS RD	11/29/21	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$0	0.00	\$288,831	\$39,553	\$260,477	\$248,038	1.050	1,344	\$193.78	00001 C	00001 C	\$34,993	RESIDENTIAL	401	95	
14 118 013 40	20844 DA CENTER RD	05/19/21	\$392,000	WD	03-ARMY'S LENGTH	\$392,000	\$164,000	41.84	\$420,656	\$52,311	\$339,689	\$366,512	0.927	2,444	\$138.59	00001 C	00001 C	\$49,921	RESIDENTIAL	401	83	
14 134 001 30	6003 WELLS RD	05/12/21	\$580,000	WD	03-ARMY'S LENGTH	\$580,000	\$249,900	43.09	\$662,175	\$119,082	\$460,518	\$512,352	0.900	4,794	\$96.14	00001 C	00001 C	\$97,850	RESIDENTIAL	401	74	
14 125 099 10	15285 TURN CLIFFE	09/15/22	\$575,000	WD	03-ARMY'S LENGTH	\$575,000	\$213,200	37.08	\$546,903	\$144,292	\$450,708	\$400,608	1.075	2,808	\$153.39	00001 C	00001 C	\$110,940	RESIDENTIAL	401	84	
14 136 001 40	11501 WELLS RD	12/30/22	\$169,900	WD	03-ARMY'S LENGTH	\$169,900	\$89,700	44.08	\$208,141	\$46,589	\$143,311	\$152,408	0.940	1,188	\$120.63	00001 C	00001 C	\$33,860	RESIDENTIAL	401	79	
Total:			\$2,804,900			\$2,804,900	\$972,000	34.69	\$2,774,696	\$257,285	\$2,507,285	\$2,201,872	1.048									

E.C.F. =>
Avg. E.C.F. =>

USED: 1.050 ECF IN 81-100% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Building Style	Land Value	Property Class	Building Depr.													
14 103 002 00	17314 RAILROAD ST	09/16/22	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$102,200	30.06	\$353,602	\$49,568	\$796,432	\$198,105	1.436	1,408	\$210.53	00001 C	RESIDENTIAL	\$31,253	401	75													
14 107 010 05	345 N COUNTY LINE HWY	10/28/22	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$259,000	37.41	\$392,388	\$49,150	\$275,850	\$323,809	1.161	2,710	\$138.69	00001 C	RESIDENTIAL	\$33,409	401	74													
14 124 001 30	6008 WELLS RD	05/12/21	\$580,000	WD	03-ARMY'S LENGTH	\$580,000	\$249,900	43.09	\$662,175	\$115,082	\$460,918	\$512,352	0.900	4,794	\$96.14	00001 C	RESIDENTIAL	\$97,850	401	74													
14 125 031 20	7535 SUMMERFIELD RD	09/28/22	\$680,000	WD	03-ARMY'S LENGTH	\$680,000	\$241,100	35.46	\$586,265	\$118,736	\$561,264	\$442,352	1.267	2,669	\$210.29	00001 BC	RESIDENTIAL	\$99,713	401	71													
Totals:												\$2,025,000	\$752,200	\$1,896,430	\$1,694,464	\$1,477,258	\$163.91																
												37.15				1.147																	
												5.38																					

USED: 1.150 ECF IN 71-80% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

Pri/Sec	Parcel Number	Street Address	Sale Date	Sale Price	Intst	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Ward	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Dep.
	14 102 040 50	3570 SUMNERFIELD RD	10/07/22	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$158,000	36.74	\$384,829	\$97,495	\$332,505	\$271,070	1.227	1,936	\$171.75	00001 C	RESIDENTIAL	\$71,807	RESIDENTIAL	401	70
	14 103 017 40	17380 IDA WEST RD	11/28/21	\$327,000	WD	03-ARMY'S LENGTH	\$327,000	\$110,000	33.64	\$285,346	\$50,566	\$276,034	\$221,113	1.248	1,588	\$173.82	00001 C	RESIDENTIAL	\$44,250	RESIDENTIAL	401	70
	14 110 021 00	3849 FORREST AVE	09/26/22	\$279,000	WD	03-ARMY'S LENGTH	\$279,000	\$83,800	30.04	\$206,102	\$73,191	\$245,809	\$172,558	1.482	1,870	\$136.80	00001 CD	RESIDENTIAL	\$24,262	RESIDENTIAL	401	66
	14 110 030 00	4155 SYLVANIA PETERSBURG	12/15/22	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$66,800	31.07	\$165,017	\$40,333	\$174,655	\$115,738	1.509	960	\$181.94	00001 C	RESIDENTIAL	\$24,871	RESIDENTIAL	401	66
	14 113 039 00	15750 IDA CENTER RD	07/20/22	\$449,900	WD	03-ARMY'S LENGTH	\$449,900	\$180,700	40.16	\$467,741	\$59,226	\$390,574	\$385,297	1.014	3,808	\$102.57	00001 C	RESIDENTIAL	\$37,655	RESIDENTIAL	401	63
	14 123 020 20	5825 BACON RD	07/15/22	\$329,900	WD	03-ARMY'S LENGTH	\$329,900	\$111,600	33.83	\$272,780	\$85,449	\$286,751	\$246,746	1.166	1,984	\$143.52	00001 C	RESIDENTIAL	\$42,000	RESIDENTIAL	401	65
	14 124 024 20	15340 TODD RD	10/24/22	\$365,000	WD	03-ARMY'S LENGTH	\$365,000	\$147,100	40.30	\$360,403	\$73,675	\$291,325	\$270,498	1.077	2,599	\$112.09	00001 C	RESIDENTIAL	\$68,675	RESIDENTIAL	401	70
	14 126 003 40	16297 TODD RD	09/28/21	\$279,000	WD	03-ARMY'S LENGTH	\$279,000	\$108,700	38.96	\$280,831	\$28,747	\$250,253	\$237,815	1.052	2,464	\$101.56	00001 C	RESIDENTIAL	\$27,104	RESIDENTIAL	401	68
	14 127 025 40	7456 BACON RD	06/12/21	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$114,900	39.62	\$295,523	\$95,354	\$194,646	\$188,839	1.031	1,288	\$151.12	00001 C	RESIDENTIAL	\$66,987	RESIDENTIAL	403	70
Totals:				\$2,964,800			\$2,964,800	\$1,081,600	36.48	\$2,716,572	\$2,450,562	\$2,077,674	\$1,179									
									4.01													

USED: 1.180 ECF IN 61-70% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

Priced Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Avd. when Sold	Acq/Adj Sale	Cur. Appraisal	Land + Yrd	Bldg. Retidual	Cost Min. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Building Style	Land Value	Property Class	Building Depr.				
14 055 022 00	2654 SUNNYSIDE RD	07/23/21	\$215,000	PTA	09-ARM'S LENGTH	\$215,000	\$69,500	32.33	\$194,189	\$26,185	\$188,815	\$149,337	1.264	1,144	\$165.05	00001 C	RESIDENTIAL	\$24,217	401	60				
14 055 049 00	1668 IDA WEST RD	07/06/21	\$305,000	WD	09-ARM'S LENGTH	\$305,000	\$100,300	32.89	\$274,937	\$42,671	\$262,329	\$203,845	1.287	1,852	\$141.65	00001 C	RESIDENTIAL	\$31,000	401	60				
14 101 019 00	3635 SUMMERSFIELD RD	07/22/22	\$265,000	WD	09-ARM'S LENGTH	\$265,000	\$86,900	36.57	\$249,638	\$37,814	\$227,186	\$188,288	1.207	1,344	\$169.04	00001 C	RESIDENTIAL	\$31,000	401	60				
14 101 025 11	15008 ALBAIN RD	07/18/22	\$185,000	WD	09-ARM'S LENGTH	\$185,000	\$73,800	38.89	\$197,623	\$32,123	\$152,877	\$146,593	1.040	1,248	\$122.50	00001 C	RESIDENTIAL	\$21,040	401	60				
14 103 022 00	270 PETERSBURG RD	07/15/21	\$184,000	WD	09-ARM'S LENGTH	\$184,000	\$59,800	32.50	\$160,380	\$24,261	\$159,739	\$120,595	1.320	960	\$166.39	00001 C	RESIDENTIAL	\$29,660	401	60				
14 111 003 00	16595 ALBAIN RD	11/28/22	\$469,000	WD	09-ARM'S LENGTH	\$469,000	\$240,700	52.33	\$504,888	\$786,590	\$163,410	\$185,154	0.883	1,838	\$88.91	00098 C	AGRICULTURAL LAND	\$294,660	401	59				
14 122 008 00	17595 DA CENTER RD	04/23/22	\$340,000	WD	09-ARM'S LENGTH	\$340,000	\$112,500	33.08	\$280,479	\$98,211	\$241,789	\$162,016	1.492	1,400	\$172.71	00001 C	RESIDENTIAL	\$48,480	401	59				
14 130 015 60	20780 MOROCCO RD	09/27/21	\$279,000	WD	09-ARM'S LENGTH	\$279,000	\$97,000	34.77	\$258,810	\$42,270	\$246,730	\$192,569	1.229	1,750	\$139.27	00001 C	RESIDENTIAL	\$42,270	401	60				
14 140 018 00	3922 MCNEIL DR	12/16/22	\$217,000	WD	09-ARM'S LENGTH	\$217,000	\$82,300	37.93	\$154,659	\$70,173	\$196,827	\$155,023	1.269	1,144	\$172.05	00001 C	RESIDENTIAL	\$18,022	401	55				
14 150 003 00	17996 ALBAIN RD	02/24/22	\$180,000	WD	09-ARM'S LENGTH	\$180,000	\$64,300	35.72	\$169,469	\$45,250	\$134,750	\$109,415	1.232	1,050	\$127.12	00001 D	RESIDENTIAL	\$41,120	401	59				
14 150 006 00	251 CASS ST	08/26/22	\$202,000	WD	09-ARM'S LENGTH	\$202,000	\$90,600	44.85	\$218,151	\$26,976	\$175,024	\$170,289	1.028	1,712	\$102.23	00001 C	RESIDENTIAL	\$23,734	401	55				
Totals:													\$2,832,000	\$1,087,700	\$2,699,461	\$219,976	\$1,783,944	1.199	\$142.08					
													38.41	E.C.F. =>										
													6.20	Ave. E.C.F. =>										

USED: 1.200 ECF IN 51-60% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.								
14 096 016 00	2605 SUMMERFIELD RD	11/29/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$62,000	52.54	\$145,320	\$57,501	\$60,499	\$78,061	0.775	1,218	\$49.67	00001 D	00001 D	\$30,070	RESIDENTIAL	401	46								
14 109 022 10	1220 ROSE RD	11/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$76,700	39.33	\$183,464	\$98,471	\$156,529	\$128,883	1.215	2,132	\$73.42	00001 CD	00001 CD	\$31,000	RESIDENTIAL	401	48								
14 110 012 00	17927 ALBAIN RD	01/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,300	34.73	\$216,245	\$96,992	\$23,008	\$159,396	1.400	1,556	\$143.32	00001 C	00001 C	\$32,210	RESIDENTIAL	401	50								
14 110 016 00	17877 ALBAIN RD	08/31/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,200	32.80	\$225,065	\$57,911	\$217,089	\$148,581	1.461	2,085	\$104.12	00001 C	00001 C	\$39,800	RESIDENTIAL	401	45								
14 111 012 00	16100 LULU RD	02/25/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,300	38.65	\$250,939	\$137,340	\$142,660	\$105,421	1.353	1,222	\$116.674	00001 CD	00001 CD	\$125,000	RESIDENTIAL	401	46								
14 118 023 01	20280 IGA CENTER RD	05/03/21	\$155,000	PFA	03-ARM'S LENGTH	\$155,000	\$68,700	44.32	\$163,529	\$41,087	\$113,913	\$108,837	1.047	1,040	\$109.53	00001 C	00001 C	\$40,185	RESIDENTIAL	401	50								
14 123 025 00	6935 YEAL RD	06/03/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$91,300	41.88	\$220,089	\$51,599	\$166,401	\$149,769	1.111	1,698	\$98.00	00001 C	00001 C	\$37,750	RESIDENTIAL	401	50								
14 125 006 40	16915 TODD RD	03/24/23	\$225,200	WD	03-ARM'S LENGTH	\$225,200	\$86,900	38.59	\$207,377	\$85,813	\$139,387	\$108,037	1.290	1,616	\$86.25	00001 CD	00001 CD	\$89,288	RESIDENTIAL	401	45								
14 130 003 20	5853 S COUNTY LINE HWY	08/24/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,100	39.45	\$163,015	\$50,056	\$114,944	\$100,408	1.145	1,576	\$72.99	00001 CD	00001 CD	\$14,000	RESIDENTIAL	401	45								
14 136 003 10	8233 SUMMERFIELD RD	11/29/21	\$209,500	WD	03-ARM'S LENGTH	\$209,500	\$78,600	46.30	\$156,668	\$35,037	\$133,463	\$108,116	1.253	1,250	\$108.37	00001 C	00001 C	\$35,037	RESIDENTIAL	401	45								
Totals:											\$2,096,700	\$816,100	\$1,498,893	\$1,195,470	1.230	\$96.24													
											Sale. Ratio =>	39.68	E.C.F. =>	1.230															
											Std. Dev. =>	5.71	Ave. E.C.F. =>	1.205															

USED: 1.230 ECF IN 0-50% GOOD

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

2023 ECF of AG BLDG .97 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Ins	Adj. Sale \$	Land + Imp'r	Residual	Cost Man. \$	ECF	Other Parcels in Sale	Class
01 014 027 00	12040 CREEK RD	10/29/21	\$342,400	WD	\$342,400	\$110,000	\$232,400	\$195,000	1.19		100
01 015 025 00	12530 CREEK RD	07/25/22	\$523,000	WD	\$523,000	\$360,000	\$163,000	\$190,000	0.86	01 014 020 00	100
02 013 047 00	9230 CRABB	09/29/21	\$235,000	WD	\$235,000	\$130,000	\$105,000	\$65,000	1.62		100
06 002 021 10	4527 W NEWBURG RD	11/24/21	\$460,000	WD	\$460,000	\$150,000	\$310,000	\$300,000	1.03		100
06 005 015 00	14055 TIMBERS RD	06/10/22	\$350,000	WD	\$350,000	\$207,000	\$143,000	\$161,500	0.89		100
06 016 002 00	12527 SUMPTER RD	01/03/23	\$319,900	WD	\$319,900	\$207,000	\$112,900	\$140,000	0.81		100
06 026 007 01	10261 STEFAS RD	12/28/21	\$230,000	WD	\$230,000	\$65,000	\$165,000	\$170,000	0.97		100
07 012 401 02	2818 ASHLING	05/03/21	\$515,000	WD	\$515,000	\$240,000	\$275,000	\$240,000	1.15		100
09 004 013 00	3060 JACKMAN RD	06/23/21	\$880,000	WD	\$880,000	\$615,000	\$265,000	\$355,000	0.75		100
08 016 025 01	5400 JACKMAN RD	04/29/22	\$525,000	WD	\$525,000	\$145,000	\$380,000	\$406,944	0.93		100
09 021 058 00	2405 YARGERVILLE RD	08/23/22	\$499,000	WD	\$499,000	\$244,000	\$255,000	\$270,000	0.94	09 021 058 30	100
09 030 014 01	1124 WOOD RD	01/13/23	\$495,500	OTH	\$495,500	\$349,000	\$146,500	\$136,000	1.08		100
10 024 003 00	9343 ALLISON RD	07/21/22	\$450,000	WD	\$450,000	\$270,000	\$180,000	\$216,000	0.83		100
10 025 001 00	10683 PALMER RD	03/09/22	\$383,800	WD	\$383,800	\$280,000	\$103,800	\$140,000	0.74		100
11 010 019 00	17901 SHERMAN RD	07/27/22	\$440,000	WD	\$440,000	\$178,000	\$262,000	\$204,000	1.28		100
11 016 002 00	18333 HICKORY RD.	05/19/22	\$700,000	WD	\$700,000	\$235,000	\$465,000	\$437,500	1.06		100
12 010 417 00	3405 W ALBAIN	03/24/22	\$239,900	WD	\$239,900	\$170,000	\$69,900	\$102,000	0.69		100
13 210 105 01	1500 YENSCH RD	02/16/22	\$320,000	WD	\$320,000	\$190,000	\$130,000	\$170,000	0.76	13 210 105 20	100
14 113 004 11	15201 LULU RD	03/23/22	\$375,000	WD	\$375,000	\$200,000	\$175,000	\$145,000	1.21		100
14 121 006 00	IDA CENTER RD-VACANT	11/01/21	\$800,000	WD	\$800,000	\$700,000	\$100,000	\$130,000	0.77	14 121 002 00	100
15 018 001 00	9767 HEAD-O-LAKE RD	07/15/22	\$585,000	WD	\$585,000	\$285,000	\$300,000	\$373,000	0.80		100
Total			\$9,668,500		\$9,668,500	\$5,330,000	\$4,338,500	\$4,546,944	0.95		

E.C.F. => 0.97
Ave. E.C.F. =>

ECF: .970 APPLIED TO AG BUILDINGS IN AG, COMM, IND NEIGHBORHOODS