

2024 INDUSTRIAL CLASS

Analysis Time Period

4/1/2021 - 3/31/2023

County: 58 MONROE

Unit(s): SUMMERFIELD

Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 101 011 00	ADVANTA PROPERTIES LLC	301	1,292,000	2,677,833	48.25
14 101 013 00	ADVANTA PROPERTIES LLC	301	62,000	140,280	44.20
14 110 007 00	MICHIGAN GAS UTILITIES CORP.	301	5,800	16,258	35.67
14 110 043 10	ADRIAN ENERGY INC	301	20,700	45,095	45.90
14 103 024 00	DTE ELECTRIC COMPANY	301	10,400	20,569	50.56
14 119 028 00	INTERNATIONAL TRANSMISSION CO	301	10,600	20,412	51.93
14 120 009 10	INTERNATIONAL TRANSMISSION CO.	301	64,700	132,840	48.71
14 121 010 10	INTERNATIONAL TRANSMISSION CO.	301	62,400	128,340	48.62
14 122 001 10	INTERNATIONAL TRANSMISSION CO.	301	39,700	81,300	48.83
14 123 002 10	INTERNATIONAL TRANSMISSION CO.	301	34,300	69,300	49.49
14 124 001 20	INTERNATIONAL TRANSMISSION CO.	301	61,000	124,500	49.00
14 128 004 10	LINK INVESTMENTS, LTD	301	30,000	64,279	46.67
14 130 004 10	INTERNATIONAL TRANSMISSION CO.	301	83,300	170,220	48.94
Totals:		13	1,776,900	3,691,226	48.14
Class Totals:		301	13		

*** Statistics for this group (13 in sample) ***

Statistical Mean= 47.444 Median= 48.705 Maximum= 51.930 Minimum= 35.675

*** Statistics about Mean ***

Normalized Average Deviation = 0.05619 (Coefficient of Dispersion)
 Average Squared Deviation = 16.35524 (Variance)
 Square Root of Squared Deviation = 4.04416 (Standard Deviation)
 Normalized Standard Deviation = 0.08524 (Covariance)
 2 Standard Deviation Range (Low) = 39.35564 (High) = 55.53229

*** Statistics about Median ***

Normalized Average Deviation = 0.04649 (Coefficient of Dispersion)
 Average Squared Deviation = 18.07853 (Variance)
 Square Root of Squared Deviation = 4.25189 (Standard Deviation)
 Normalized Standard Deviation = 0.08730 (Covariance)
 2 Standard Deviation Range (Low) = 40.20144 (High) = 57.20898

Price Related Differential (PRD): 0.98557 PRD > 1 regressive, < 1 progressive.

Unit: 14 - SUMMERFIELD TOWNSHIP
Rates/Values for Neighborhood 00100.INDUSTRIAL, 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: 00100 'INDUSTRIAL'

Sty...:	%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 : 1.000
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

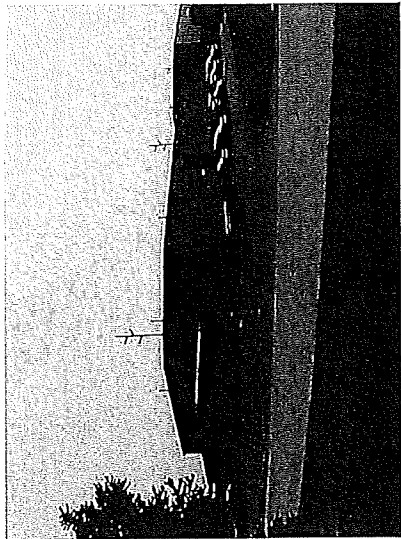
Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	APPLIED TO TABLES:
08 033 014 00	W Rauch Rd	4/2/2021	\$32,500.00	1	\$32,500.00	
08 023 019 31	7900 Todd Rd	6/18/2021	\$28,900.00	1.26	\$22,936.51	
14 035 022 20	15950 Dixon Rd	12/23/2023	\$28,750.00	1.22	\$23,565.57	
14 125 023 20	Morocco 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	\$65,000.00	2.03	\$27,083.60	
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	\$16,483.52	
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 & Albott	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	3/30/2022	\$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						\$84,500 7.00 ACRES
14 124 012 01	5995 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 20	5150 Sylvania Pete	6/8/2021	\$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	7/1/2021	\$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	\$8,824.68	
14 113001 30	5110 Wells Rd	3/8/2022	\$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	2/7/2022	\$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						\$590 PER ACRE OVER 25 ACRES (AG Rate)

APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUETABLES

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
02 142 021 00	7380 EXPRESS	4/21/2021	\$ 328,000	WD		\$ 328,000	\$ 76,810	\$ 251,190	\$ 302,096	0.83	Tool & Dye - Burrow Industries
05 017 106 00	9771 DIXIE HWY	11/12/2021	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 36,900	\$ 93,100	\$ 100,900	0.923	00099
08 002 037 20	3195 LEWIS AVE	8/11/2022	\$ 100,500	WD	03-ARM'S LENGTH	\$ 100,500	\$ 48,000	\$ 52,500	\$ 105,000	0.500	00099
08 002 037 50	3181 LEWIS AVE	1/14/2022	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 57,500	\$ 52,500	\$ 54,600	0.962	00099
13 470 013 00	8710 N CUSTER RD	6/30/2022	\$ 1,150,000	WD	03-ARM'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-ARM'S LENGTH	\$ 275,000	\$ 211,000	\$ 64,000	\$ 76,000	0.842	00099
Totals:			\$2,093,500			\$2,093,500		\$1,531,290	\$1,872,596	0.818	0.163336523
										E.C.F. =>	
										Ave. E.C.F. =>	0.814

ECF: .818 APPLIED TO INDUSTRIAL NEIGHBORHOOD

Grantor	BC TEMPERANCE LLC	RYKY HOLDINGS LLC	Inst. Type	WD	Terms of Sale	03-ARM'S LENGTH	Liber & Page	2021R13467	Verified By	DEED	Pront. Trans.	100.0																																																						
	CAMPEY JAMES & JOYCE	BC TEMPERANCE LLC	Sale Date	04/21/2021	Sale Price	328,000	Sale Type	WD	Inst. Type	WD	Terms of Sale	21-NOT USED/OTHER	2016R01995	Verified By	DEED	Pront. Trans.	0.0																																																	
	CAMPEY J & J		Sale Date	11/05/1979	Sale Price	15,000	Sale Type	WD	Inst. Type	WD	Terms of Sale	31-SPLIT IMPROVED	823/119	Verified By	NOT VERIFIED	Pront. Trans.	0.0																																																	
Property Address	7380 EXPRESS RD																																																																	
Owner's Name/Address	RYKY HOLDINGS LLC 15439 DAYTON RD MONROE MI 48161																																																																	
Tax Description	BEDFORD PARK CENTER PHASE I LOT 28																																																																	
Comments/Influences	2017 VISIT 11-7-2016 JG. LL.																																																																	
	<table border="1"> <tr> <td>X</td> <td>Improved</td> <td>Vacant</td> <td>2024 Est TCV 342,499</td> <td>TCV/TFA: 27.62</td> <td>INDUSTRIAL</td> <td>Land Value Estimates for Land Table 00008.INDUSTRIAL</td> </tr> <tr> <td></td> <td colspan="6">* Factors *</td> </tr> <tr> <td></td> <td>Description</td> <td>Frontage</td> <td>Depth</td> <td>Rate</td> <td>%Adj.</td> <td>Reason</td> </tr> <tr> <td></td> <td>INDUSTRIAL</td> <td>1.243</td> <td>Acres</td> <td>44,526</td> <td>100</td> <td></td> </tr> <tr> <td></td> <td colspan="6">1.24 Total Acres Total Est. Land Value =</td> </tr> </table>																	X	Improved	Vacant	2024 Est TCV 342,499	TCV/TFA: 27.62	INDUSTRIAL	Land Value Estimates for Land Table 00008.INDUSTRIAL		* Factors *							Description	Frontage	Depth	Rate	%Adj.	Reason		INDUSTRIAL	1.243	Acres	44,526	100			1.24 Total Acres Total Est. Land Value =																			
X	Improved	Vacant	2024 Est TCV 342,499	TCV/TFA: 27.62	INDUSTRIAL	Land Value Estimates for Land Table 00008.INDUSTRIAL																																																												
	* Factors *																																																																	
	Description	Frontage	Depth	Rate	%Adj.	Reason																																																												
	INDUSTRIAL	1.243	Acres	44,526	100																																																													
	1.24 Total Acres Total Est. Land Value =																																																																	
	<table border="1"> <tr> <td></td> <td colspan="6">Land Improvement Cost Estimates</td> </tr> <tr> <td></td> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> <td></td> </tr> <tr> <td></td> <td>Ad-Hoc Unit-In-Place Items</td> <td>0.00</td> <td>1</td> <td>100</td> <td>0</td> <td></td> </tr> <tr> <td></td> <td>Street Lights</td> <td>0.00</td> <td>1</td> <td>100</td> <td>0</td> <td></td> </tr> <tr> <td></td> <td>Standard Utilities</td> <td>0.00</td> <td>1</td> <td>100</td> <td>0</td> <td></td> </tr> <tr> <td></td> <td>Underground Utils.</td> <td>0.00</td> <td>1</td> <td>100</td> <td>0</td> <td></td> </tr> <tr> <td></td> <td colspan="6">Total Estimated Land Improvements True Cash Value =</td> </tr> </table>																		Land Improvement Cost Estimates							Description	Rate	Size	% Good	Cash Value			Ad-Hoc Unit-In-Place Items	0.00	1	100	0			Street Lights	0.00	1	100	0			Standard Utilities	0.00	1	100	0			Underground Utils.	0.00	1	100	0			Total Estimated Land Improvements True Cash Value =					
	Land Improvement Cost Estimates																																																																	
	Description	Rate	Size	% Good	Cash Value																																																													
	Ad-Hoc Unit-In-Place Items	0.00	1	100	0																																																													
	Street Lights	0.00	1	100	0																																																													
	Standard Utilities	0.00	1	100	0																																																													
	Underground Utils.	0.00	1	100	0																																																													
	Total Estimated Land Improvements True Cash Value =																																																																	
	<table border="1"> <tr> <td></td> <td colspan="6">Topography of Site</td> </tr> <tr> <td>X</td> <td>Level</td> <td>Rolling</td> <td>Low</td> <td>High</td> <td>Landscaped</td> <td>Swamp</td> </tr> <tr> <td></td> <td>Wooded</td> <td>Pond</td> <td>Waterfront</td> <td>Ravine</td> <td>Wetland</td> <td>Flood Plain</td> </tr> <tr> <td>Who</td> <td>When</td> <td>What</td> <td>%</td> <td colspan="3"></td> </tr> <tr> <td>LL</td> <td>11/10/2016</td> <td>2017</td> <td></td> <td colspan="3"></td> </tr> <tr> <td>JW</td> <td>06/20/2002</td> <td>SPLITS</td> <td></td> <td colspan="3"></td> </tr> </table>																		Topography of Site						X	Level	Rolling	Low	High	Landscaped	Swamp		Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Who	When	What	%				LL	11/10/2016	2017					JW	06/20/2002	SPLITS											
	Topography of Site																																																																	
X	Level	Rolling	Low	High	Landscaped	Swamp																																																												
	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain																																																												
Who	When	What	%																																																															
LL	11/10/2016	2017																																																																
JW	06/20/2002	SPLITS																																																																
	<table border="1"> <tr> <td>Year</td> <td>Land Value</td> <td>Building Value</td> <td>Assessed Value</td> <td>Board of Review</td> <td>Tribunal/Other</td> <td>Taxable Value</td> </tr> <tr> <td>2024</td> <td>27,700</td> <td>143,500</td> <td>171,200</td> <td></td> <td></td> <td>167,217C</td> </tr> <tr> <td>2023</td> <td>14,900</td> <td>145,200</td> <td>160,100</td> <td></td> <td></td> <td>159,255C</td> </tr> <tr> <td>2022</td> <td>14,900</td> <td>137,500</td> <td>152,400</td> <td></td> <td></td> <td>151,672C</td> </tr> <tr> <td>2021</td> <td>14,900</td> <td>132,900</td> <td>147,800</td> <td></td> <td></td> <td>146,827C</td> </tr> </table>																	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	27,700	143,500	171,200			167,217C	2023	14,900	145,200	160,100			159,255C	2022	14,900	137,500	152,400			151,672C	2021	14,900	132,900	147,800			146,827C														
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																																												
2024	27,700	143,500	171,200			167,217C																																																												
2023	14,900	145,200	160,100			159,255C																																																												
2022	14,900	137,500	152,400			151,672C																																																												
2021	14,900	132,900	147,800			146,827C																																																												



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Bedford, County of Monroe, Michigan

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

STERNS ROAD

S 88° 45' 35" W 285.00'

N 1° 14' 25" W 190.37'

LOT 28
1.246ac



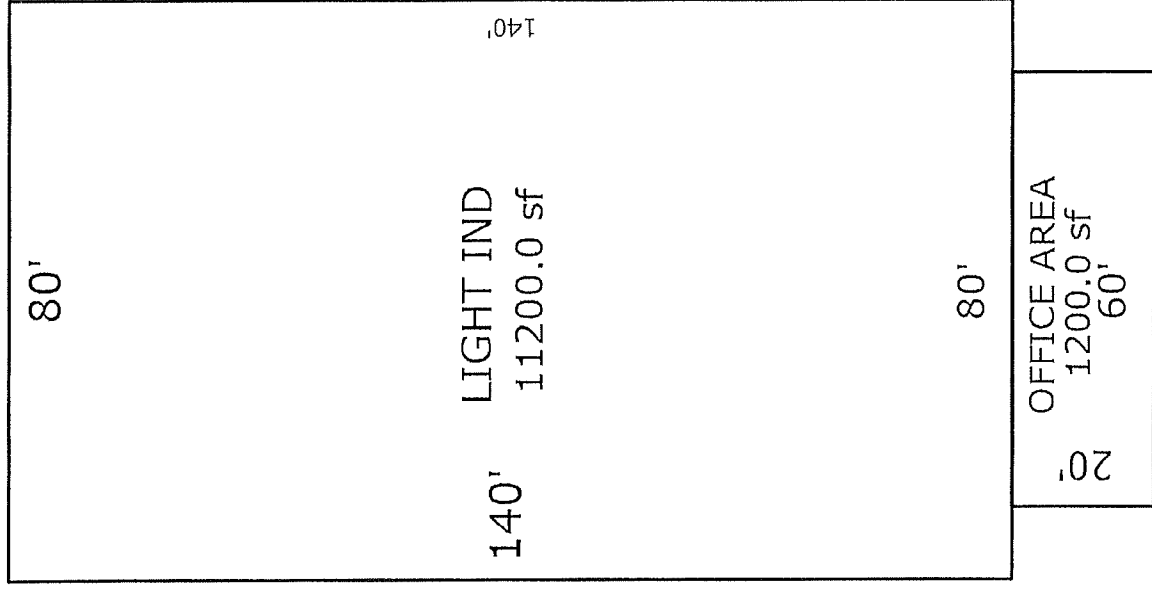
EXPRESS ROAD

S 1° 14' 25" E 190.37'

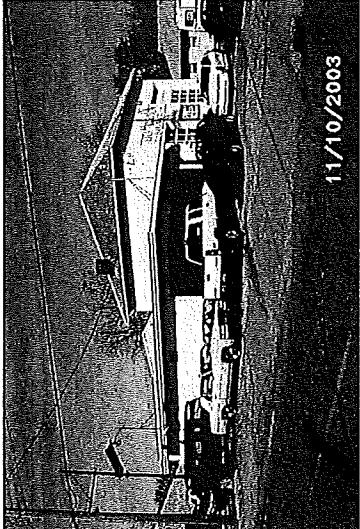
N 88° 45' 35" E 285.00'

Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing Construction Cost		<<<<<< Calculator Cost Computations >>>>>> Class: S Quality: Average Perimeter: 480 Stories: 1 Story Height: 15 Base Rate for Upper Floors = 63.57 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.21 100% Adjusted Square Foot Cost for Upper Floors = 68.78 Total Floor Area: 12,400 Base Cost New of Upper Floors = 852,872 Reproduction/Replacement Cost = 852,872 Overall %Good: 43 /100/100/100/43.0 Total Depreciated Cost = 366,735 Eff. Age: 28 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0 ECF (INDUSTRIAL) 0.783 => TCV of Bldg: 1 = 287,153 Replacement Cost/Floor Area= 68.78 Est. TCV/Floor Area= 23.16	
Floor Area: 12,400 Gross Bldg Area: 12,400 Stories Above Grd: 1 Average Sty Hght: 15 Bsmnt Wall Hght Depr. Table : 3% Effective Age : 28 Physical %Good: 43 Func. %Good : 100 Economic %Good: 100	High Above Ave. X Ave. 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: 12400 Ave. Perimeter: 480 Has Elevators: *** Basement Info ***	Area: Perimeter: Type: Good Basement Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info *	Area: Type: Average
Year Built Remodeled Overall Bldg Height Comments:	(1) Excavation/Site Prep: (2) Foundation: 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 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: X Few Average Many Unfinished Typical Fixtures: X Few Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Vapor Non-Metallic Sodium Vapor Bus Duct Transformer (13) Roof Structure: Slope=0 (14) Roof Cover:
		(39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.	

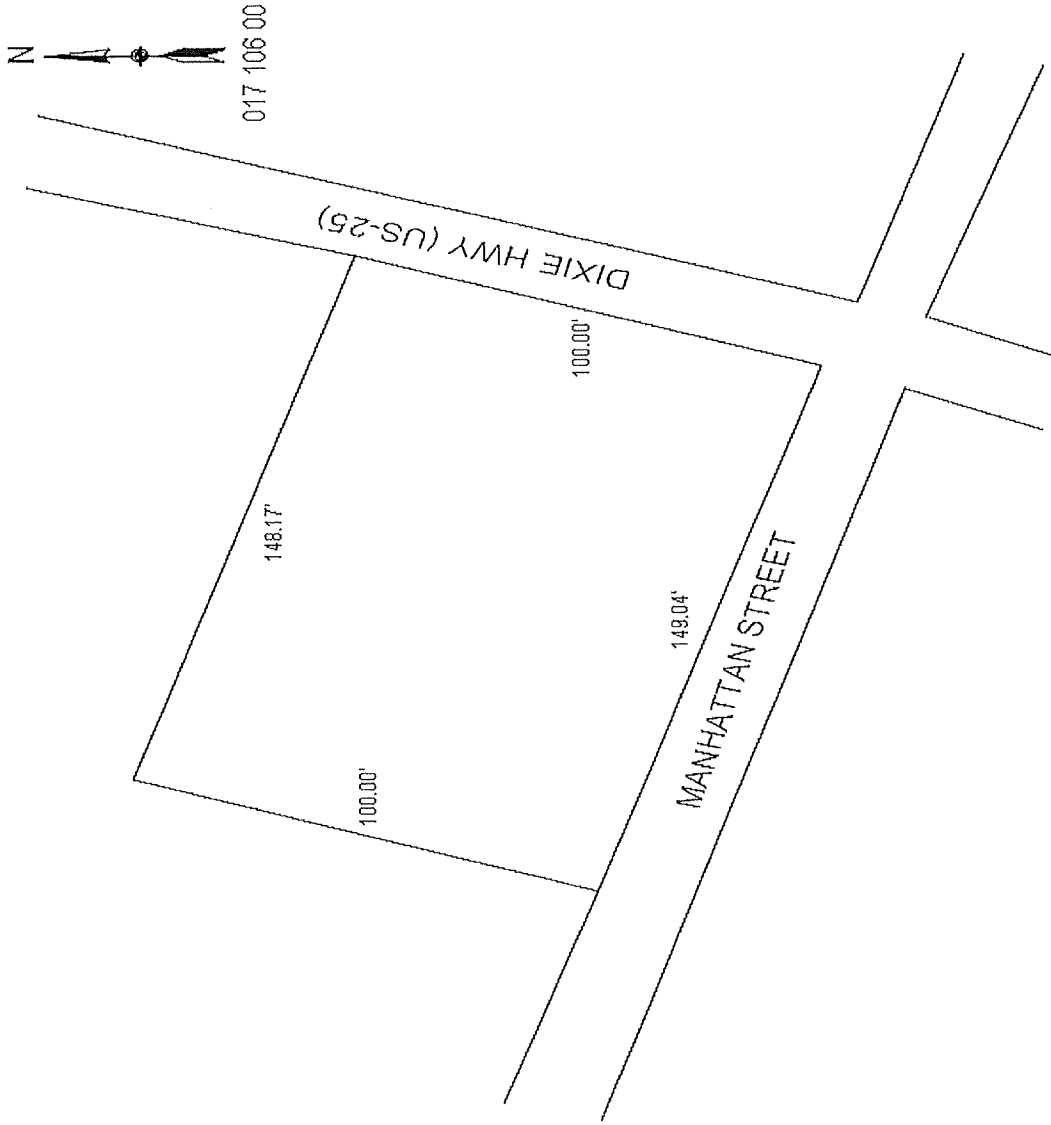
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. 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								
Tax Description ERIE-89 SEC 17 T8S R8E .34 A LOT 5 HERTZLER PLAT. Comments/Influences								
Class: COMMERCIAL-IMPROVE Zoning: C-TC-F 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								
* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value RATE TABLE DOWNTOWN MED 14702 SqFt 1.30000 100 19,113 0.34 Total Acres Total Est. Land Value = 19,113								
Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.37 1400 18 849 D/W/P: 3.5 Concrete 7.15 100 18 129 Commercial Local Cost Land Improvements Description Rate Size % Good Arch Mult Cash Value WELL & SEPTIC @ 7,500.00 1 38 100 2,850 Total Estimated Land Improvements True Cash Value = 3,828								
Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain Who When What MAB 08/01/1989 INSPECTED								
 <p>11/10/2003</p>								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Erie, County of Monroe, Michigan								

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



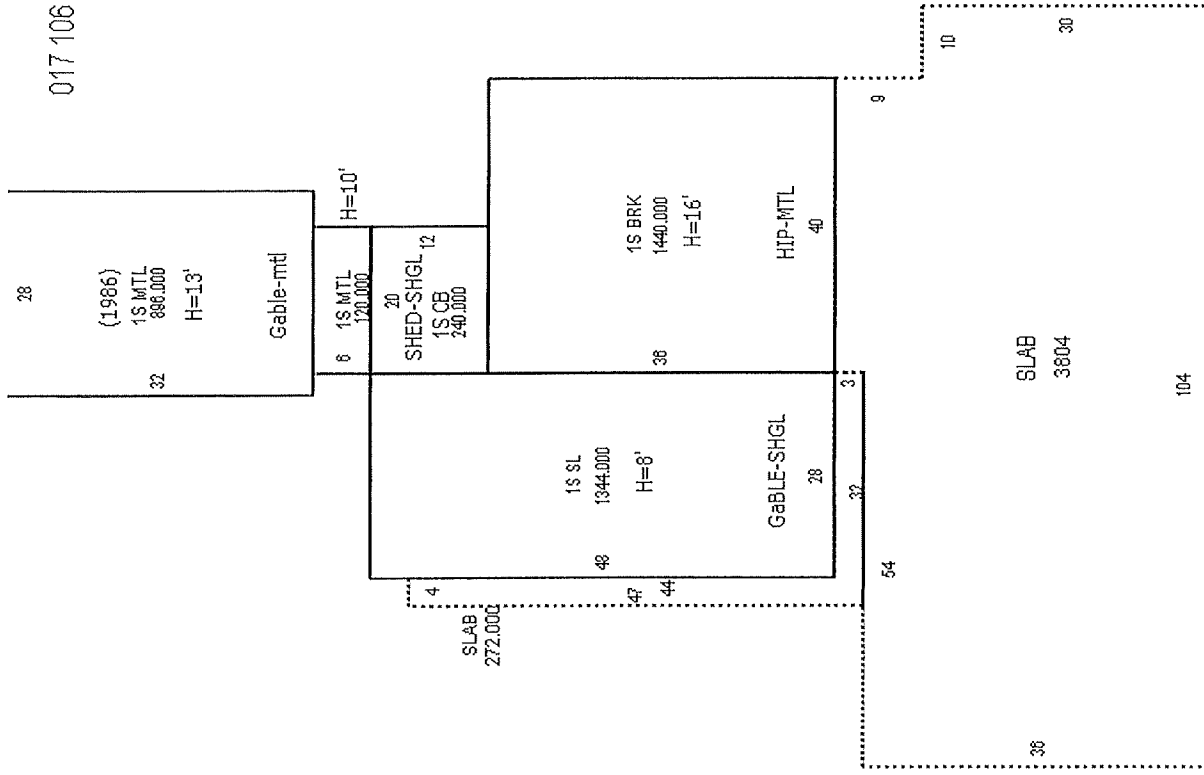
Sketch by Apex Medica™

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair Class: C Floor Area: 3,024 Gross Bldg Area: 3,920 Stories Above Grd: 1 Average Sty Hght: 13 Bsmnt Wall Hght Depr. Table : 2.25% Effective Age : 47 Physical %Good: 37 Func. %Good : 100 Economic %Good: 100		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 ***		Calculator Cost Computations 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 Reproduction/Replacement Cost = 280,808 Econ./Overall %Good: 37 /100/100/100/37.0 Total Depreciated Cost = 103,899 Eff.Age:47 Phy.%Good/Abnr.Phy./Func./Overall %Good: 37 /100/100/100/37.0 Total Depreciated Cost = 103,899 ECF (COMMERCIAL) 0.710 => TCV of Bldg: 1 = 73,768 Replacement Cost/Floor Area= 92.86 Est. TCV/Floor Area= 24.39	
Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average		(11) Electric and Lighting: Outlets: X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical Fixtures: X Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer (13) Roof Structure: Slope=0 (14) Roof Cover:		(39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.	
(1) Excavation/Site Prep: (2) Foundation: 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		(13) Roof Structure: Slope=0 (14) Roof Cover:	

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

017 106 00



Sketch by Apex Medina™

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

<p>Desc. of Bldg/Section: Garages - Service/Fleet Facilities Repair</p> <p>Calculator Occupancy: Garages - Service/Fleet Facilities Repair</p> <p>Class: D,Pole Quality: Low Cost</p> <p>Stories: 1 Story Height: 14</p> <p>Base Rate for Upper Floors = 59.77</p> <p>(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.23 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 67.00</p> <p>Total Floor Area: 896 Base Cost New of Upper Floors = 60,032</p> <p>Eff.Age:47 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/100/37.0</p> <p>Total Depreciated Cost = 22,212</p> <p>ECF (COMMERCIAL) 0.710 => TCV of Bldg: 2 = 15,770</p> <p>Replacement Cost/Floor Area= 67.00 Est. TCV/Floor Area= 17.60</p>		<p>Calculator Cost Computations</p> <p><<<<<< >>>>>></p> <p>Perimeter: 120</p>																																							
<p>Construction Cost</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">High</td> <td style="width:25%;">Above Ave.</td> <td style="width:25%;">Ave.</td> <td style="width:25%;">X</td> <td style="width:25%;">Low</td> </tr> <tr> <td>** **</td> <td>** **</td> <td>Calculator Cost Data</td> <td>** **</td> <td>** **</td> </tr> </table> <p>Quality: Low Cost</p> <p>Heat#1: Space Heaters, Gas with Fan 100%</p> <p>Heat#2: No Heating or Cooling 0%</p> <p>Ave. SqFt/Story: 896</p> <p>Ave. Perimeter: 120</p> <p>Has Elevators:</p> <p>*** Basement Info ***</p> <p>Area:</p> <p>Perimeter:</p> <p>Type:</p> <p>Heat: Hot Water, Radiant Floor</p> <p>* Mezzanine Info *</p> <p>Area #1:</p> <p>Type #1:</p> <p>Area #2:</p> <p>Type #2:</p> <p>Area:</p> <p>Type: Low</p>		High	Above Ave.	Ave.	X	Low	** **	** **	Calculator Cost Data	** **	** **	<p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Outlets:</td> <td colspan="2">Fixtures:</td> </tr> <tr> <td>Few</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Unfinished</td> <td>Many</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> <td>Typical</td> <td>Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Incandescent</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Non-Metallic</td> <td>Mercury</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> <p>(14) Roof Cover:</p>		Outlets:		Fixtures:		Few	Average	Few	Average	Many	Unfinished	Many	Unfinished	Typical	Typical	Typical	Typical	Flex Conduit	Rigid Conduit	Incandescent	Fluorescent	Armored Cable	Non-Metallic	Mercury	Sodium Vapor	Bus Duct	Transformer	Thickness	Bsmnt Insul.
High	Above Ave.	Ave.	X	Low																																					
** **	** **	Calculator Cost Data	** **	** **																																					
Outlets:		Fixtures:																																							
Few	Average	Few	Average																																						
Many	Unfinished	Many	Unfinished																																						
Typical	Typical	Typical	Typical																																						
Flex Conduit	Rigid Conduit	Incandescent	Fluorescent																																						
Armored Cable	Non-Metallic	Mercury	Sodium Vapor																																						
Bus Duct	Transformer	Thickness	Bsmnt Insul.																																						
<p>(7) Interior:</p> <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many</td> <td>Average</td> <td>Few</td> </tr> <tr> <td>Above Ave.</td> <td>Typical</td> <td>None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table> <p>(9) Sprinklers:</p> <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table>		Many	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		Gas	Coal	Hand Fired	Oil	Stoker	Boiler	<p>(1) Excavation/Site Prep:</p> <p>(2) Foundation: Footings</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>X</td> <td>Poured Conc.</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table> <p>(3) Frame:</p> <p>(4) Floor Structure:</p> <p>(5) Floor Cover:</p> <p>(6) Ceiling:</p>		X	Poured Conc.	Brick/Stone	Block							
Many	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																																								
Gas	Coal	Hand Fired																																							
Oil	Stoker	Boiler																																							
X	Poured Conc.	Brick/Stone	Block																																						
<p>Area: 2.25%</p> <p>Effective Age : 47</p> <p>Physical %Good: 37</p> <p>Func. %Good : 100</p> <p>Economic %Good: 100</p> <p>Year Built</p> <p>Remodeled</p> <p>Overall Bldg Height</p> <p>Comments:</p>		<p>(39) Miscellaneous:</p> <p>(40) Exterior Wall:</p>																																							

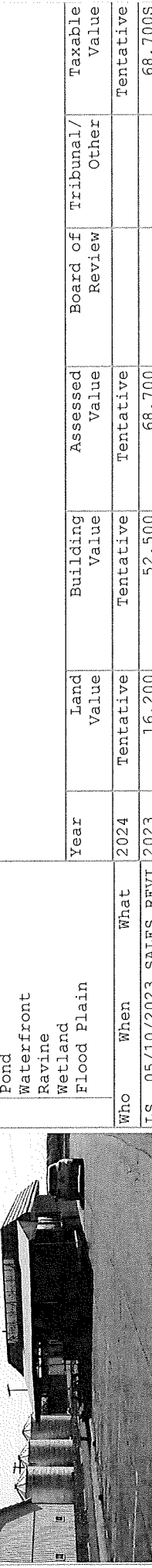
*** Information herein deemed reliable but not guaranteed***

Grantor	COMMET CHRISTOPHER & MARG MITCHEY LLC	Sale Price	100,500	Sale Date	08/11/2022	Inst. Type	WD	Terms of Sale	03-ARM'S LENGTH	Liber & Page	2022R16394	Verified By	PROPERTY TRANSFER	Prcnt. Trans.	100.0
	BROSOSKY CHUCK MITCHEY LLC		50,000		12/13/2018		WD		03-ARM'S LENGTH		2019R00634		REAL PROPERTY STA		100.0
	BROSOSKY CHUCK & HOLLY BROSOSKY CHUCK		0		02/24/2015		QC		09-FAMILY		2015R05598		DEED		0.0
	TRZCINSKI KATHLEEN & MICH BROSOSKY CHUCK & HOLLY		140,000		02/09/2015		LC		16-LC PAYOFF		2015R03523		DEED		0.0
Property Address	3195 LEWIS AVE														
Owner's Name/Address	COMMET CHRISTOPHER & MARGARET 3386 RAUCH RD PETERSBURG MI 49270														

Class: COMMERCIAL-IMPROV Zoning: C		Building Permit(s)		Date		Number		Status	
School: IDA PUBLIC SCHOOL DISTRICT		Plumbing		03/12/2019		PP190007			
P.R.E. 0%		Com, Alteration		02/19/2019		PE1900006			
MAP #:		Com, Alteration		09/27/2016		160072			
X	Improved	2024 Est TCV Tentative							
	Public Improvements	Land Value Estimates for Land Table 0020.COM 201							
X	Dirt Road	* Factors *							
X	Gravel Road	Description		Frontage		Depth		Rate %Adj. Reason	
X	Paved Road	COM SF RAT VILLAGE PRIME		26974 SqFt		0.98000		100	
X	Storm Sewer	COM SF RAT ROW		3300 SqFt		0.00000		100	
X	Sidewalk	0.69 Total Acres		Total Est.		Land Value =		26,435	
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								

2020 ASMT ROLL IMPROVEMENTS TO BUILDING, NEW PLUMBING INCREASED DEP FROM 50% TO 58% GOOD \$4,500 (NEW). 2017 ASMT ROLL OBSERVED NEW ROOF ADDED \$3 700 (NEW). COMMERCIAL.

Year	2024	Land Value	Tentative	Building Value	Tentative	Assessed Value	Tentative	Board of Review	Tribunal/Other	Taxable Value	Tentative
Who	When	What									
LS	05/10/2023	SALES REVI	16,200	52,500	68,700					68,700S	
PB	11/11/2019	DATA ENTER	22,900	49,800	72,700					72,700S	
SM	06/12/2019	INSPECTED	25,600	49,600	75,200					75,200S	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Ida, County of Monroe, Michigan

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

Desc. of Bldg/Section: BLUE STEAK SNACK SHOP
 Calculator Occupancy: Restaurants - Fast Food

Construction Cost			
High	Above Ave.	Ave.	Low
** **	** **	** **	** **
Calculator Cost Data			
Quality: Low Cost			
Heat#1: Package Heating & Cooling 0%			
Heat#2: Complete H.V.A.C. 0%			
Ave. SqFt/Story: 1184			
Ave. Perimeter			
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			

Class: C
 Floor Area: 1,184
 Gross Bldg Area: 1,184
 Stories Above Grd: 1
 Average Sty Hght : 9
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 25
 Physical %Good: 53
 Func. %Good : 100
 Economic %Good: 100

1973 Year Built
 Remodeled

Overall Bldg Height

Comments:
 BUILT IN 1973

<<<<<< Calculator Cost Computations
 Class: C Quality: Low Cost
 Stories: 1 Story Height: 9 Perimeter: 0

Base Rate for Upper Floors = 160.76
 Adjusted Square Foot Cost for Upper Floors = 160.76
 Total Floor Area: 1,184
 Base Cost New of Upper Floors = 190,340
 Reproduction/Replacement Cost = 190,340
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 100,880

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
 WALK IN COLD STORAGE 245.53 42 1.00 56 5,775
 SIGN POLE 1457.14 1 1.00 56 816

ECF (COMMERCIAL) 0.870 => TCV of Bldg: 1 = 93,500
 Replacement Cost/Floor Area= 170.70 Est. TCV/Floor Area= 78.97

(1) Excavation/Site Prep:

(2) Foundation: Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	X	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 Oil	Coal Stoker	Hand Fired Boiler

(11) Electric and Lighting:

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

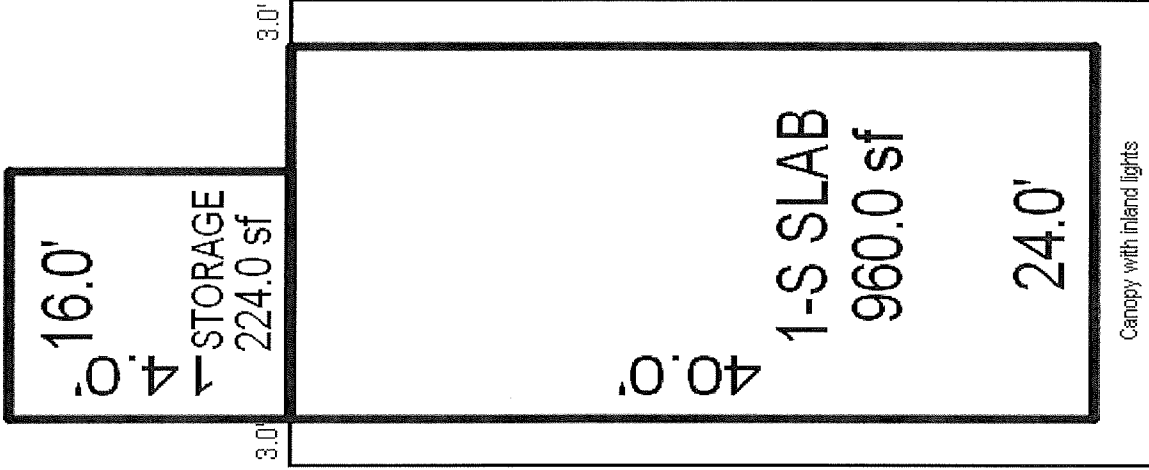
(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

Thickness	Bsmnt Insul.



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
D & L METZ PROPERTIES LLC	KEGLEY TRACY	110,000	01/14/2022	WD	03-ARM'S LENGTH	2022R01326	PROPERTY TRANSFER	100.0
T & K INVESTMENT PROPERTI	D & L METZ PROPERTIES LLC	165,000	04/12/2006	WD	03-ARM'S LENGTH	3092-667	DEED	100.0
DUVAL DOUGLAS & CHERYL	T & K INVESTMENT PROPERTI	60,000	03/30/2004	WD	03-ARM'S LENGTH	2796-544	DEED	100.0

Property Address: 3181 LEWIS AVE
 Owner's Name/Address: KEGLEY TRACY, 8879 RAILWOOD DR, NEWPORT MI 48166
 Class: COMMERCIAL-IMPROV Zoning: C
 School: IDA PUBLIC SCHOOL DISTRICT
 P.R.E. 0%
 MAP #: 2024 Est TCV Tentative/Res, Alteration

X	Improved	Vacant	Land Value Estimates for Land Table 0020.COM 201
	Public Improvements		
	Dirt Road		
	Gravel Road		
	Paved Road		
	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
	Electric		
	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		
	Topography of Site		

Description	Frontage	Depth	Rate	Adj. Rate	Reason	Value
3092-667 2796-544 683-257 1105-286 SEC 2 T7S R7E .695 A COM AT A PT ON W LI OF SEC 2 849.15 FT N 4 DEG 15'E FR W 1/4 COR OF SEC 2 TH N 04 DEG 15'E 100 FT TH S 85 DEG 57'E 300.61 FT TH S 04 DEG 15'W 100 FT TH N 85 DEG 57'W 300.61 FT TO POB.						
2012 ASMT ROLL CORRECTED SQ FT CC AND ASPHALT DEPRECIATED FOR OBSERVED CONDITION, ADDED 4 CATCH BASINS. WORKED UP CAR WASH UNDER S LOW COST. UJP 14 PAGE 3.						

Description	Rate	Size %	Good	Cash Value
D/W/P: Crushed Rock	2.33	12890	14	4,205
D/W/P: 3.5 Concrete	6.36	680	14	605
D/W/P: Asphalt Paving	2.96	12890	59	22,511
Commercial Local Cost Land Improvements				
Description	Rate	Size %	Good	Cash Value
CATCH BASIN	1,500.00	4	10	600
WATER & SEWER	7,500.00	1	44	3,300
Total Estimated Land Improvements				31,221

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	16,100	37,400	53,500			53,500S
2022	22,700	25,500	48,200			48,200S
2021	25,400	24,900	50,300			47,037C

Work Description for Permit PF220012, Issued 07/25/2022: back flow preventor
 Work Description for Permit PB220027, Issued 04/27/2022: new siding steel
 Work Description for Permit PB220006, Issued 02/23/2022: REROOF
 Work Description for Permit PM200008, Issued 02/13/2020: water heater replacement



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Ida, County of Monroe, Michigan

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

Desc. of Bldg/Section: CAR WASH
 Calculator Occupancy: Sheds - Equipment 4 Wall Building
 Construction Cost

High	Above Ave.	Ave.	X	Low
** **	Calculator Cost Data	** **	** **	** **
Quality: Average				
Heat#1: No Heating or Cooling 0%				
Heat#2: No Heating or Cooling 0%				
Ave. SqFt/Story: 1176				
Ave. Perimeter				
Has Elevators:				
*** Basement Info ***				
Area:				
Perimeter:				
Type:				
Heat:	Hot Water, Radiant Floor			
* Mezzanine Info *				
* Sprinkler Info *				
Area:				
Type:	Average			
Area #1:				
Type #1:				
Area #2:				
Type #2:				
Area:				
Type:	Average			

Comments:
 UIP 14 PG 3 \$30,000 PER STATION

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

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 35.69
 Adjusted Square Foot Cost for Upper Floors = 35.69
 Total Floor Area: 1,176 Base Cost New of Upper Floors = 41,971
 Reproduction/Replacement Cost = 41,971
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Overall %Good: 56 /100/100/100/56.0
 Total Depreciated Cost = 23,504

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
 CAR WASH S LOW COST UIP 14/3 52.37 1280 1.00 47 31,506

ECF (COMMERCIAL) 0.870 => TCV of Bldg: 1 = 47,858
 Replacement Cost/Floor Area= 92.69 Est. TCV/Floor Area= 40.70

(1) Excavation/Site Prep: (11) Electric and Lighting: (39) Miscellaneous:

(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

(13) Roof Structure: Slope=0

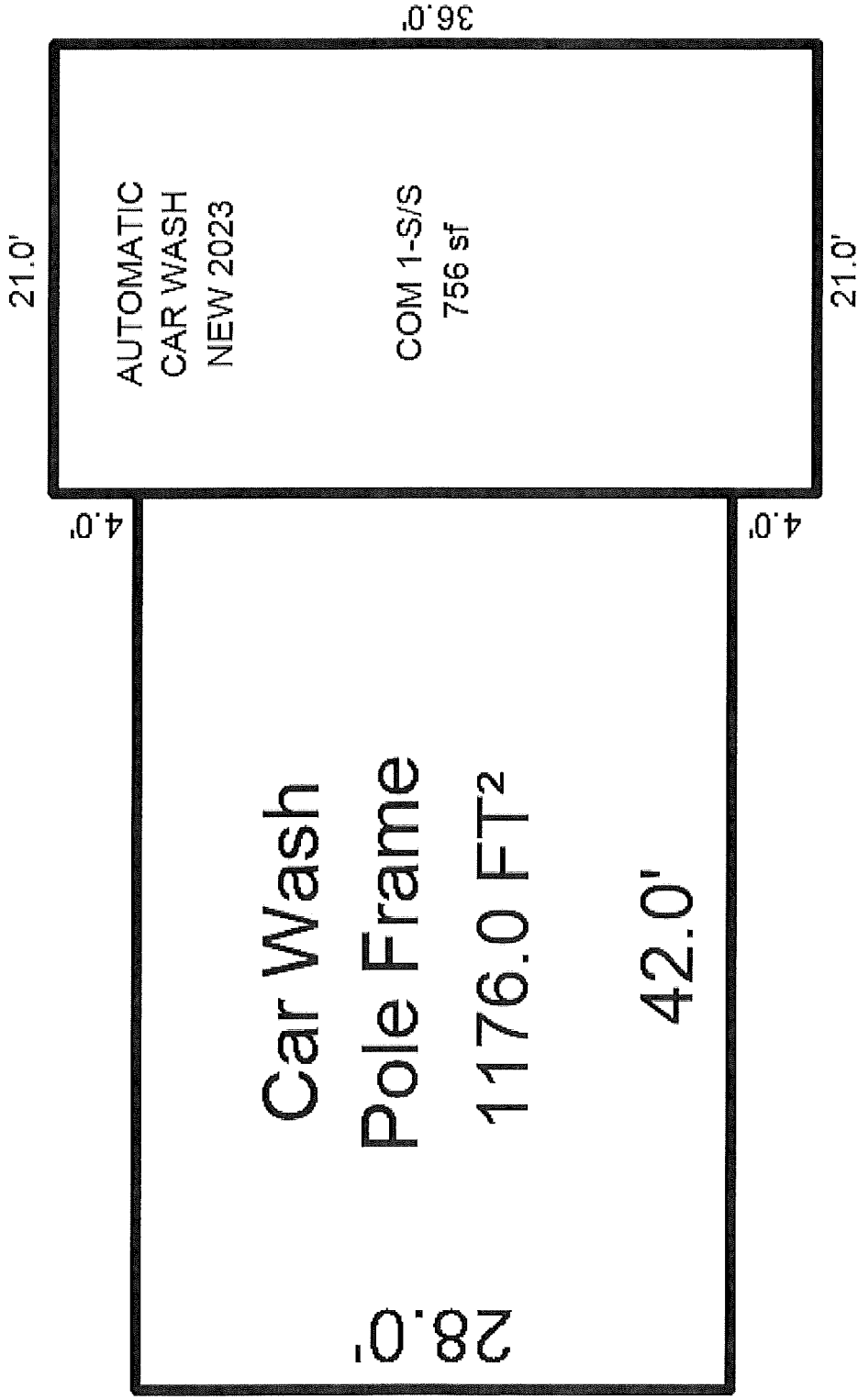
Outlets:	Fixtures:
Few	Few
Average	Average
Many	Many
Unfinished	Unfinished
Typical	Typical
Flex Conduit	Incandescent
Rigid Conduit	Fluorescent
Armored Cable	Mercury
Non-Metallic	Sodium Vapor
Bus Duct	Transformer

(14) Roof Cover:

(40) Exterior Wall:

Thickness	Bsmnt Insul.
-----------	--------------

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



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

Desc. of Bldg/Section: AUTOMATIC CAR WASH
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Construction Cost			
High	Above Ave.	Ave.	Low
** **	** **	** **	** **
** ** Calculator Cost Data			
Quality: Good			
Heat#1: Hot Water, Radiant Floor 100			
Heat#2: Electric, Cable or Baseboard 0%			
Ave. SqFt/Story: 756			
Ave. Perimeter			
Has Elevators:			
*** Basement Info ***			
* Mezzanine Info *			
* Sprinkler Info *			
Area:			
Perimeter:			
Type:			
Heat:			
Area #1:			
Type #1:			
Area #2:			
Type #2:			
Area:			
Type: Good			

2023 Year Built
 Remodeled

12 Overall Bldg Height

Comments:

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

Class: S Quality: Good
 Stories: 1 Story Height: 12 Perimeter: 0
 Overall Building Height: 12

Base Rate for Upper Floors = 55.30

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 16.49 100%
 Adjusted Square Foot Cost for Upper Floors = 71.79

Total Floor Area: 756 Base Cost New of Upper Floors = 54,272
 Reproduction/Replacement Cost = 54,272
 Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
 Total Depreciated Cost = 54,272

ECF (COMMERCIAL) 0.870 => TCV of Bldg: 2 = 47,217
 Replacement Cost/Floor Area= 71.79 Est. TCV/Floor Area= 62.46

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation: Footings	(8) Plumbing:	Outlets:	Fixtures:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
Brick/Stone	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
Block	3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(40) Exterior Wall:
(3) Frame:	(9) Sprinklers:	(13) Roof Structure: Slope=0	Thickness Bsmnt Insul.
(4) Floor Structure:	(10) Heating and Cooling:	(14) Roof Cover:	
(5) Floor Cover:	Gas Oil Coal Stoker Hand Fired Boiler		
(6) Ceiling:			

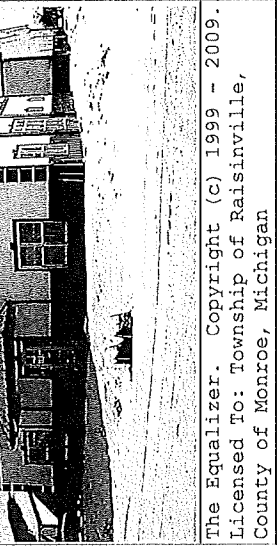
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prnt. Trans.
8710 NORTH CUSTER ROAD LLC	8710 NORTH CUSTER ROAD LLC	1,150,000	06/30/2022	WD	03-ARM'S LENGTH	2022R14195	DEED	100.0
GF ABC	GF ABC	10	02/15/2022	QC	05-CORRECTING TITLE		DEED	0.0
GREEN FARMS CO LLC	GREEN FARMS CO LLC	1,250,000	04/13/2020	LC	16-LC PAYOFF	2021R14272	DEED	0.0
8710 NORTH CUSTER ROAD LLC	8710 NORTH CUSTER ROAD LLC				Building Permit(s)	2020R09267	DEED	100.0
Property Address	Class: COMMERCIAL-IMPROVE	Zoning: M						
8710 N CUSTER RD	School: DUNDEE COMMUNITY SCHOOLS							
Owner's Name/Address	P.R.E. 0%							
8710 CUSTER LLC	MAP #:							
7301 CHIP SHOT LANE	2024 Est TCV 862,252 TCV/TFA: 29.31	MISC						
WATERVILLE OH 43566	X Improved	Vacant	Land Value Estimates for Land Table 00005.COMMERCIAL					

Tax Description	Public Improvements	* Factors *	Frontage	Depth	Rate	Adj. Reason	Value
1831-258 1568 0147 1162-575 1220-780	Dirt Road		3.788	Acres	14,492	100	54,895
1373-274 1449-16 WATER HAVEN HIGHLANDS	Gravel Road		3.79	Total Acres	Total Est.	Land Value =	54,895
LOTS 12 TO 15 INCL. PARCEL BEING A PART	Storm Sewer						
OF FRAC SEC 12 AND FRAC SEC 13 T6S, R7E	Sidewalk						
COM AT THE INTERSECTION OF THE CENTERLINE	Water						
OF N CUSTER ROAD 100 FEET WIDE AND	Sewer						
IDA-MAYBEE ROAD 66 FEET WIDE; TH N	Electric						
24-33-00 E 300.54 FT; TH N 68-54-30 W	Gas						
454.51 FT TO POB; TH N 68-54-30 W 300.00	Curb						
FT; TH N 21-05-30 E 300.00 FT; TH S	Street lights						
68-54-30 E 300.00 FT; TH S 21-05-30 W	Standard Utilities						
300.00 FT TO POB CONT 2.066 AMOL	Underground Utils.						

Comments/Influences	Topography of Site
	X 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
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



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
 Floor Area: 22,878
 Gross Bldg Area: 29,418
 Stories Above Grd: 1
 Average Sty Hght: 16
 Bsmnt Wall Hght

Construction Cost
 Above Ave. Ave. X Low
 ** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Space Heaters, Gas with Fan 100%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 22878
 Ave. Perimeter: 618
 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

Comments:
 GUTTED...NOT USED BEING
 RENOVATED...IN THE
 BEGINNING STAGES

Calculator Cost Computations
 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
 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 Rate Quantity Arch %Good Depr.Cost
 TRUCK WELL 11.81 1700 1.00 57 11,444
 LEAN TO 3.69 896 1.00 57 1,885
 ECF (COMMERCIAL) 0.832 => TCV of Bldg: 1 = 220,245
 Replacement Cost/Floor Area= 45.87 Est. TCV/Floor Area= 9.63

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

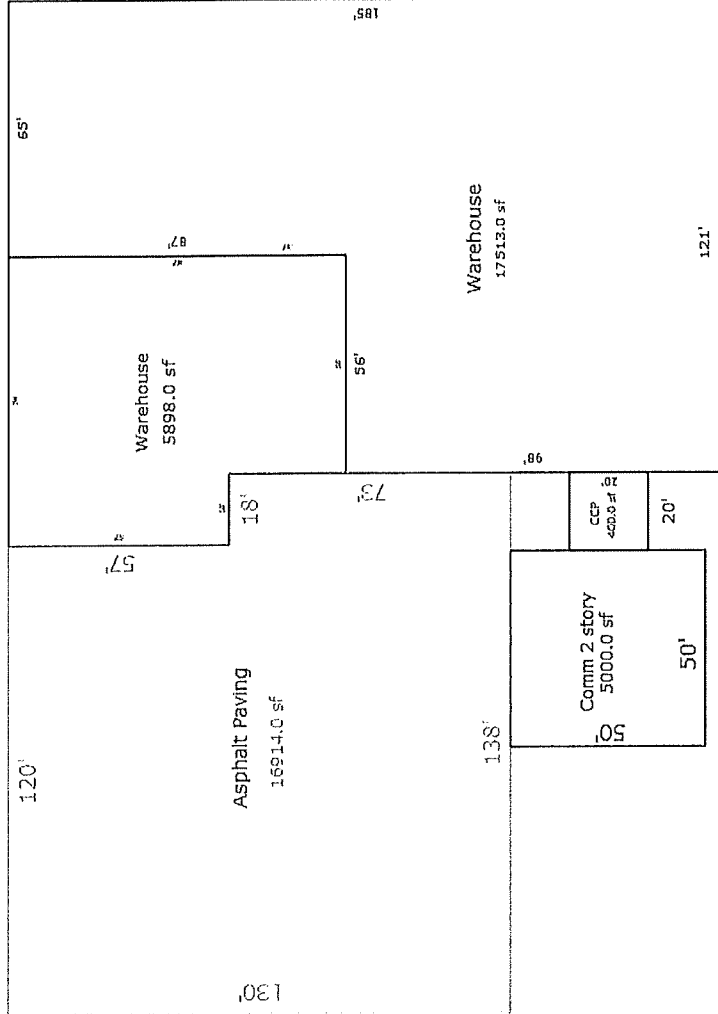
(12) Roof Structure: Slope=0
 Thickness Bsmnt Insul.

(13) Roof Cover:

(14) Roof Cover:

(39) Miscellaneous:
 (40) Exterior Wall:

*** Informat herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Industrial - Lofts Calculator Occupancy: Industrial - Lofts		Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** **	
Class: D Floor Area: 1,540 Gross Bldg Area: 29,418 Stories Above Grd: 1 Average Sty Hght: 8 Bsmnt Wall Hght		Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1540 Ave. Perimeter Has Elevators: *** Basement Info ***	
Depr. Table : 2.25% Effective Age : 32 Physical %Good: 48 Func. %Good : 100 Economic %Good: 100		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info *	
Year Built Remodeled Overall Bldg Height		Area #1: Type #1: Area #2: Type #2: Area: Type: Low	
Comments:			

<<<<<< 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

Reproduction/Replacement Cost = 114,391
 Eff. Age: 32 Phy. %Good/Abnr. Phy./Func. /Econ. /Overall %Good: 48 /100/100/100/48.0
 Total Depreciated Cost = 54,908

ECF (COMMERCIAL) 0.832 => TCV of Bldg: 2 = 45,683
 Replacement Cost/Floor Area= 74.28 Est. TCV/Floor Area= 29.66

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

*** Informat herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		<<<<<< Calculator Cost Computations >>>>>>	
Class: D Quality: Average Stories: 2 Story Height: 10 Perimeter: 0		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 Eff. Age: 8 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 603,120 Unit in Place Items Rate Quantity Arch %Good Depr. Cost CONCRETE COVERED PORCH WALKWAY 7.38 400 1.00 83 2,450 ECF (COMMERCIAL) 0.832 => TCV of Bldg: 3 = 503,834 Replacement Cost/Floor Area= 145.92 Est. TCV/Floor Area= 100.77	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 0% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2500 Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Forced Air Furnace * Mezzanine Info * * Sprinkler Info * Area: Type: Average			
2014 Year Built Remodeled Overall Bldg Height Comments:			

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prnt. Trans.
BUCK & KNOBBY MICHIGAN LAKE TERMINALS LLC	BUCK & KNOBBY MICHIGAN LAKE 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) Number Status							
6260 STERNS RD	School: WHITEFORD AGR SCHOOL DIST COMMERCIAL BLDG 03/07/2023 23-0007 CLOSED							
Owner's Name/Address	P.R.E. 0% DEMOLITION 01/17/2023 23-0002 OPEN							
OTTAWA LAKE TERMINALS LLC	MAP #: COMMERCIAL BLDG 11/28/2022 22-0067 CLOSED							
PO BOX 266	2024 Est TCV 606,403 TCV/TFA: 45.69							
HAMILTON MI 49419	Land Value Estimates for Land Table COMM.COMMERCIAL							

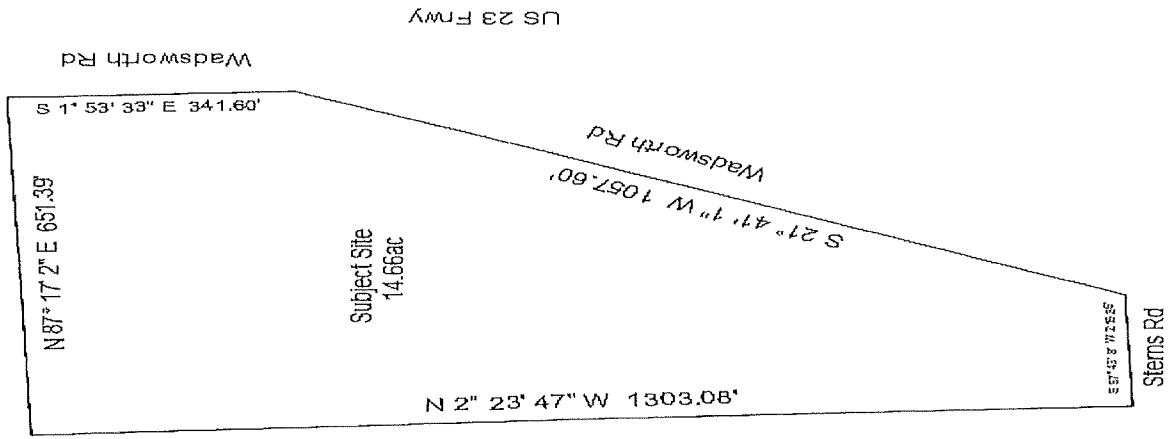
Tax Description	X Improved		Vacant		* Factors *		Rate	Size % Good	Cash Value
	Public Improvements				Frontage	Depth			
944-841 SEC 27 T8S R6E 14-69 AMOL COM AT A PT S 87 DEG 43'12"W 639.26 FT ALG S LI OF SEC 27 & N 02 DEG 23'47"W 70 FT FR S 1/4 COR OF SEC 27 TH N 02 DEG 23'47"W 1303.08 FT TH N 87 DEG 17'02"E 651.39 FT TH ALG N & S 1/4 LI OF SEC 27 S 01 DEG 53'33"E 341.6 FT TH S 21 DEG 41'01"W 1057.6 FT TH ALG A LI PARA TO & 70 FT N OF S LI OF SEC 27 S 87 DEG 43'12"W 216.86 FT TO POB					14.69 Total Acres				183,625
Comments/Influences	Description Frontage Depth Rate Adj. Reason Value X-WAY RATES 14-690 Acres 50,000 25 CONTAMINATION/SEE ATTACHED Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 7.15 81200 10 58,058 D/W/P: Asphalt Paving 3.37 42959 10 14,477 Fencing: Wire Mesh, #11 3.53 660 33 769 Fencing: Mesh, + for Rails 3.41 110 33 124 Fencing: Mesh, + Barb Wire 4.47 110 33 162 Commercial Local Cost Land Improvements Description Rate Size % Good Arch Mult Cash Value WELL 5,000.00 1 30 100 1,500 SEPTIC 7,500.00 1 30 100 2,250 AVE CANOPY 30.15 4128 10 100 12,446 PUBLIC SEWER 7,500.00 1 25 100 1,875 Total Estimated Land Improvements True Cash Value = 91,661								

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	91,800	211,400	303,200		303,200S
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

Work Description for Permit 23-0007, Issued 03/07/2023: PHASE 2 SILO INSTALL
 Work Description for Permit 23-0002, Issued 01/17/2023: DEMOLISH FLAT ROOF AREA AND SECURE FACILITY
 Work Description for Permit 22-0067, Issued 11/28/2022: FOUNDATION FOR SCALE AND SILO PROJECT



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Whiteford, County of Monroe, Michigan
 *** Information herein deemed reliable but not guaranteed***



Sketch by Apex Mapping™

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

Desc. of Bldg/Section: PART OF BLDG 1 Calculator Occupancy: Restaurants		Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** **		<<<<<< 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 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 44 /100/25 /0 /0.0 Total Depreciated Cost = 0	
Area: *** Basement Info *** 1969 Year Built 1990 Remodeled 12 Overall Bldg Height Comments: PHASE II ENVIRONMENTAL STUDY DONE SUBSTANTIAL CONTAMINATION DUE TO DIESEL FUEL SPILLS		Area: *** Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info *		(11) Electric and Lighting: (13) Roof Structure: Slope=0 (14) Roof Cover:	
(1) Excavation/Site Prep:		(7) Interior:		(39) Miscellaneous:	
(2) Foundation: Footings X Poured Conc. Brick/Stone Block		(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		Outlets: Fixtures: Few Average Many Few Average Many Unfinished Average Unfinished Typical Incandescent Flex Conduit Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer (40) Exterior Wall: Thickness Bsmnt Insul.	
(3) Frame:		(9) Sprinklers:		(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler	
(4) Floor Structure:		(5) Floor Cover:		(6) Ceiling:	

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

Desc. of Bldg/Section: PART OF BLDG 1 Calculator Occupancy: Markets - Convenience		<<<<<< Calculator Cost Computations >>>>>>	
Class: C Quality: Average Stories: 1 Overall Building Height: 12 Perimeter: 268		Class: C Quality: Average Stories: 1 Overall Building Height: 12 Perimeter: 268	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** **		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	
Quality: Average Heating & Cooling 100% Heat#1: Package Heating & Cooling 0% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 4029 Ave. Perimeter: 268 Has Elevators:		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	
*** 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			

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

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

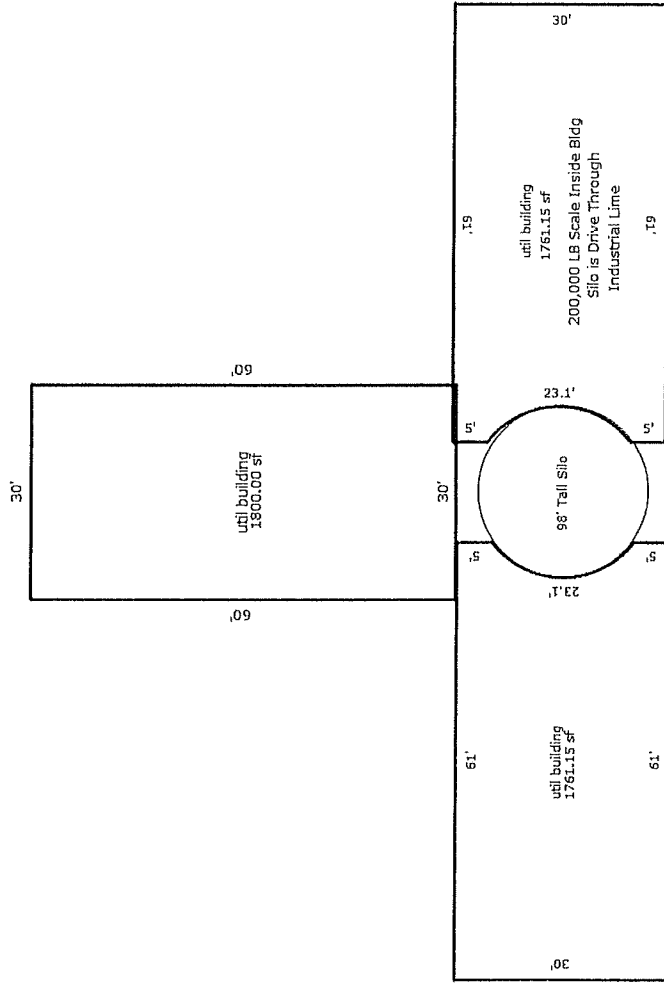
Desc. of Bldg/Section: BLDG 2 Calculator Occupancy: Shed - Utility Light Commercial Building Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 13,271 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 32 Physical %Good: 35 Func. %Good : 25 Economic %Good 1986 Year Built Remodeled 10 Overall Bldg Height Comments:	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 * Area #1: Type #1: Area #2: Type #2: Area: Type: Average * Sprinkler Info *	<<<<<< 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 Reproduction/Replacement Cost = 31,380 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/25 /0 /0.0 Total Depreciated Cost = 0
(1) Excavation/Site Prep:		
(7) Interior:		
(8) Plumbing:		
(9) Sprinklers:		
(10) Heating and Cooling:		
(11) Electric and Lighting:		
(12) Miscellaneous:		
(13) Roof Structure: Slope=0		
(14) Roof Cover:		
(4) Floor Structure:		
(5) Floor Cover:		
(6) Ceiling:		

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

Desc. of Bldg: Greenhouses - Structures Hoop (Arch-Rib/Quons)
 Calculator Occupancy: Greenhouses - Structures Hoop (Arch-Rib/Quons)
 Class: S Quality: Average
 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
 Eff. Age: 1 Phy. %Good/Abnr. Phy./Func./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 22,383
 <<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
 Cost # or Height Storys
 Col. Rate SqFt Adj. Cost
 Item Description
 Architectural Multiplier: 0.00 Total Cost New = 0
 Eff. Age: 1 Phy. %Good/Abnr. Phy./Func./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 0
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep: (11) Electric and Lighting: (39) Miscellaneous:
 (2) Foundation: (7) Interior:
 X Poured Conc. Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:
 Outlets: Fixtures:
 Few Average Many None
 Average Unfinished 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:
 Thickness Bsmnt Insul.

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



Sketch by Apex Sketch

*** 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
 Floor Area: 1,800
 Gross Bldg Area: 13,271
 Stories Above Grd: 1
 Average Sty Hght : 18
 Bsmnt Wall Hght
 Depr. Table : 4%
 Effective Age : 1
 Physical %Good: 96
 Func. %Good : 100
 Economic %Good: 100
 2023 Year Built
 Remodeled
 Overall Bldg Height
 Comments:

High Above Ave. Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 100%
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. SqFt/Story: 1800
 Ave. Perimeter: 182
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat:
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

Construction Cost
 Above Ave. Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 100%
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. SqFt/Story: 1800
 Ave. Perimeter: 182
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat:
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

Class: S
 Stories: 1
 Story Height: 18
 Perimeter: 182
 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
 Eff.Age:1
 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 22,861
 ECF (COMMERCIAL)
 Replacement Cost/Floor Area= 13.23
 0.850 => TCV of Bldg: 6 = 19,432
 Est. TCV/Floor Area= 10.80

<<<<< Calculator Cost Computations
 Class: S Quality: Average
 Stories: 1 Story Height: 18
 Perimeter: 182
 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
 Eff.Age:1
 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 22,861
 ECF (COMMERCIAL)
 Replacement Cost/Floor Area= 13.23
 0.850 => TCV of Bldg: 6 = 19,432
 Est. TCV/Floor Area= 10.80
 >>>>>

(1) Excavation/Site Prep:

(2) Foundation: 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 Wash Bowls
 3-Piece Baths Water Heaters
 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

(11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Many Unfinished Typical
 Average Unfinished 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.

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land in Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.													
14.109.002.00	17314 RAILROAD ST	09/16/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$102,200	30.06	\$253,602	\$49,568	\$296,432	\$198,145	1.496	1,408	\$210.53	00001.C	C	\$31,253	RESIDENTIAL	401	75													
14.107.010.05	345 N COUNTY LINE HWY	10/28/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$159,000	37.41	\$392,388	\$49,150	\$375,850	\$329,809	1.161	2,710	\$138.69	00001.C	C	\$33,409	RESIDENTIAL	401	74													
14.113.041.71	5592 WELLS RD	11/29/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$288,831	\$39,553	\$260,447	\$248,038	1.050	1,344	\$193.78	00001.C	C	\$34,989	RESIDENTIAL	401	95													
14.118.013.40	20844 IDA CENTER RD	05/19/21	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$164,000	41.84	\$420,656	\$52,311	\$339,689	\$365,512	0.927	2,444	\$138.99	00001.C	C	\$49,921	RESIDENTIAL	401	83													
14.124.001.30	6008 WELLS RD	05/12/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$249,900	43.09	\$652,175	\$119,092	\$460,918	\$512,352	0.900	4,794	\$96.14	00001.C	C	\$97,850	RESIDENTIAL	401	74													
14.125.030.10	15265 TUNNICLIFFE	09/11/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$213,200	37.08	\$546,903	\$144,292	\$490,708	\$400,608	1.075	2,808	\$153.39	00001.C	C	\$110,940	RESIDENTIAL	401	84													
14.136.001.40	11901 WELLS RD	12/30/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$83,700	44.08	\$208,141	\$45,589	\$143,311	\$152,408	0.940	1,188	\$120.63	00001.C	C	\$33,860	RESIDENTIAL	401	79													
Totals:												\$2,801,900	\$972,000	34.69	\$2,772,696	\$2,307,955	\$720,872	1.048	1,048	\$50.31														
												Sale. Ratio =>	84.69																					
												Std. Dev. =>	15.47																					
												Avg. E.C.F. =>	1.078																					

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	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.										
14 103 002 00	17314 RAILROAD ST	09/16/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$102,200	30.06	\$253,602	\$43,568	\$296,432	\$198,145	1.496	1,408	\$210.53	00001 C	C	\$31,253	RESIDENTIAL	401	75										
14 107 010 05	345 N COUNTY LINE HWY	10/28/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$159,000	37.41	\$392,388	\$49,150	\$375,850	\$323,809	1.161	2,710	\$138.69	00001 C	C	\$39,409	RESIDENTIAL	401	74										
14 124 001 30	6008 WELLS RD	05/12/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$249,900	43.09	\$662,175	\$119,082	\$460,918	\$512,352	0.900	4,794	\$96.14	00001 C	C	\$97,850	RESIDENTIAL	401	74										
14 125 031 20	7535 SUMMERFIELD RD	09/28/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$241,100	35.46	\$588,265	\$118,736	\$561,264	\$442,952	1.267	2,669	\$210.29	00001 BC	BC	\$99,713	RESIDENTIAL	401	71										
Totals:												\$2,025,000	\$752,200	\$1,896,430	\$1,694,464	\$1,477,258	\$169.91														
												Sale. Rate =>	37.15	E.C.F. =>	1.147																
												Std. Dev. =>	5.38	Ave. E.C.F. =>	1.206																

USED: 1.150 ECF IN 71-80% 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/Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.		
14.102 040 50	5770 SUMMERFIELD RD	10/07/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$158,000	36.74	\$384,829	\$97,495	\$332,505	\$271,070	1.227	1,936	\$171.75	00001 C	00001 C	\$71,807	RESIDENTIAL	401	70		
14.103 017 40	17380 IDA WEST RD	12/22/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$110,000	33.64	\$285,346	\$50,966	\$276,034	\$221,133	1.248	1,588	\$173.82	00001 C	00001 C	\$44,250	RESIDENTIAL	401	70		
14.110 021 00	3849 FORREST AVE	09/26/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$83,800	30.04	\$206,102	\$73,191	\$255,809	\$172,558	1.482	1,870	\$136.80	00001 CD	00001 CD	\$21,262	RESIDENTIAL	401	66		
14.110 030 00	4155 SYLVANIA PETERSBURG	12/15/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$65,800	31.07	\$163,017	\$40,335	\$174,665	\$115,738	1.509	960	\$181.94	00001 C	00001 C	\$24,871	RESIDENTIAL	401	66		
14.113 039 00	15750 IDA CENTER RD	07/20/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$180,700	40.15	\$467,741	\$59,326	\$380,574	\$385,237	1.014	3,808	\$102.57	00001 C	00001 C	\$37,655	RESIDENTIAL	401	63		
14.123 020 20	5825 BACON RD	07/15/22	\$929,900	WD	03-ARM'S LENGTH	\$929,900	\$316,600	33.83	\$727,789	\$45,149	\$284,751	\$244,746	1.326	1,984	\$143.52	00001 C	00001 C	\$42,000	RESIDENTIAL	401	65		
14.124 024 20	15340 TODD RD	10/24/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$147,100	40.30	\$360,403	\$73,675	\$291,325	\$279,488	1.077	2,599	\$112.09	00001 C	00001 C	\$68,675	RESIDENTIAL	401	70		
14.126 003 40	16297 TODD RD	09/28/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$108,700	38.96	\$280,831	\$28,747	\$250,253	\$237,813	1.052	2,464	\$101.56	00001 C	00001 C	\$27,104	RESIDENTIAL	401	68		
14.127 025 40	7456 BACON RD	08/12/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$114,900	39.62	\$295,923	\$95,354	\$194,646	\$189,839	1.031	1,288	\$151.12	00001 C	00001 C	\$86,587	RESIDENTIAL	401	70		
Totals:											\$2,716,572	\$2,450,562	\$2,077,674		\$141.69								
											\$2,964,800	\$1,081,600											
											36.48	Sale, Ratio =>	1.179										
											4.01	Std. Dev. =>	1.218										
												Ave. E.C.F. =>											

USED: 1.180 ECF IN 61-70% 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 \$	Acq. When Sold	Acq./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 Dep.																				
14 095 012 00	2634 SUMMERFIELD RD	08/23/21	\$215,000	PTA	03-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	00001 C	\$24,217	RESIDENTIAL	401	60																				
14 095 048 10	16648 IDA WEST RD	07/06/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,300	32.89	\$271,997	\$42,671	\$262,229	\$203,845	1.287	1,852	\$141.65	00001 C	00001 C	\$31,000	RESIDENTIAL	401	60																				
14 101 019 00	3635 SUMMERFIELD RD	07/22/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,500	36.57	\$249,638	\$37,814	\$227,186	\$188,288	1.207	1,344	\$169.04	00001 C	00001 C	\$31,000	RESIDENTIAL	401	60																				
14 101 025 11	15008 ALBAIN RD	02/18/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,800	39.89	\$197,423	\$32,123	\$152,877	\$146,933	1.040	1,248	\$122.50	00001 C	00001 C	\$31,000	RESIDENTIAL	401	60																				
14 103 022 00	270 PETERSBURG RD	07/15/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$59,800	32.50	\$160,380	\$24,261	\$159,739	\$120,995	1.320	960	\$166.39	00001 C	00001 C	\$21,040	RESIDENTIAL	401	60																				
14 111 003 00	16595 ALBAIN RD	11/28/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$240,700	52.33	\$504,888	\$296,590	\$163,410	\$185,154	0.883	1,838	\$88.91	00098 C	00098 C	\$294,660	AGRICULTURAL LAND	401	59																				
14 122 008 00	17595 IDA CENTER RD	04/13/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$112,500	33.09	\$280,479	\$98,211	\$241,789	\$214,789	1.492	1,400	\$171.71	00001 C	00001 C	\$48,480	RESIDENTIAL	401	59																				
14 140 018 60	20780 MORCOCO RD	09/27/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$97,000	34.77	\$258,910	\$42,270	\$236,730	\$192,569	1.229	1,750	\$135.27	00001 C	00001 C	\$42,270	RESIDENTIAL	401	60																				
14 150 003 00	3922 MCNEIL DR	12/16/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$82,300	37.93	\$194,663	\$20,173	\$196,827	\$155,102	1.269	1,144	\$172.05	00001 C	00001 C	\$18,022	RESIDENTIAL	401	55																				
14 150 003 00	179216 ALBAIN RD	02/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,300	35.72	\$168,343	\$45,250	\$134,750	\$109,416	1.232	1,060	\$127.12	00001 D	00001 D	\$41,120	RESIDENTIAL	401	59																				
14 150 006 00	251 CAISS ST	08/26/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$90,600	44.85	\$218,551	\$26,976	\$175,024	\$170,289	1.028	1,712	\$102.23	00001 C	00001 C	\$23,734	RESIDENTIAL	401	55																				
Totals:																					\$2,892,000	\$1,087,700	38.41	\$2,699,461	\$21,399,476	\$1,783,944															
Sale Ratio => 1.189																																									
Bld. Dep. => 1.205																																									
Avg. E.C.F. => 1.205																																									

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 \$	Ad. when Sold	Ad./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Incidental	Cost (Min. \$)	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Building Style	Land Value	Property Class	Building Dep.	
14 036 046 00	2605 SUMMERFIELD RD	11/29/22	\$118,000	WD	03-ARMY'S LENGTH	\$118,000	\$62,000	\$2.54	\$145,320	\$57,501	\$60,489	\$78,061	0.775	1,218	\$49.67	00001 D		\$30,070	RESIDENTIAL	46	
14 109 022 10	1220 ROBE RD	11/22/21	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$76,700	39.33	\$183,464	\$39,471	\$156,529	\$128,883	1.215	2,132	\$73.42	00001 C		\$31,000	RESIDENTIAL	48	
14 110 012 00	17927 ALBAIN RD	01/28/22	\$260,000	WD	03-ARMY'S LENGTH	\$260,000	\$90,300	34.73	\$216,245	\$36,892	\$223,008	\$159,336	1.400	1,556	\$143.32	00001 C		\$32,210	RESIDENTIAL	50	
14 110 016 00	17877 ALBAIN RD	08/31/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$90,200	32.80	\$225,065	\$57,911	\$217,089	\$148,381	1.461	2,085	\$104.12	00001 C		\$39,800	RESIDENTIAL	45	
14 111 012 00	16100 LULU RD	07/25/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$106,300	38.65	\$250,989	\$132,340	\$142,660	\$105,421	1.353	1,222	\$116.74	00001 C		\$125,000	RESIDENTIAL	46	
14 118 023 01	20280 IDA CENTER RD	05/09/21	\$155,000	PTA	03-ARMY'S LENGTH	\$155,000	\$68,700	44.32	\$163,529	\$41,087	\$119,913	\$108,837	1.047	1,040	\$109.53	00001 C		\$40,185	RESIDENTIAL	50	
14 123 025 00	6035 TEAL RD	06/09/21	\$218,000	WD	03-ARMY'S LENGTH	\$218,000	\$91,300	41.88	\$220,089	\$51,599	\$166,401	\$149,769	1.111	1,698	\$98.00	00001 C		\$33,750	RESIDENTIAL	50	
14 126 006 40	16915 TODD RD	03/24/23	\$225,200	WD	03-ARMY'S LENGTH	\$225,200	\$86,500	38.59	\$207,377	\$85,813	\$139,387	\$108,057	1.290	1,616	\$86.25	00001 C		\$83,288	RESIDENTIAL	45	
14 130 013 20	5855 S COUNTY LINE HWY	08/24/21	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$65,100	39.45	\$163,015	\$50,056	\$114,944	\$100,408	1.145	1,576	\$72.93	00001 C		\$31,000	RESIDENTIAL	45	
14 136 005 10	8733 SUMMERFIELD RD	11/30/21	\$170,500	WD	03-ARMY'S LENGTH	\$170,500	\$78,600	46.10	\$156,668	\$35,037	\$135,463	\$108,116	1.253	1,250	\$108.37	00001 C		\$35,037	RESIDENTIAL	45	
Totals:										\$2,056,700	\$816,100	\$1,469,899	\$1,195,470		\$96.24						
										38.68	E.C.F. =>	1.230									
										5.71	Ave. E.C.F. =>	1.295									

USED: 1.230 ECF IN 0-50% GOOD

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

2023 ECF of AG BLDs .97 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Ins	Adj. Sale \$	Land + Impr	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	\$235,000	WD	\$235,000	\$360,000	\$165,000	\$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 STEFFAS 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
08 004 013 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. =>

0.95

Ave. E.C.F. =>

0.97

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