

TABLE OF CONTENTS DEERFIELD TOWNSHIP 2023 ROLL ANALYSIS &
DETERMINATIONS

- 1. Equalization Studies**
- 2. ECF Determinations**
- 3. Land Value Determinations**
- 4. Modern Township Res ECF**
- 5. Modern Village Res ECF**
- 6. Older Township Res ECF**
- 7. Older Village Res ECF**
- 8. Witts End Land & ECF Analysis**
- 9. Township Agricultural Land & ECF Analysis**
- 10. Commercial Land & ECF Analysis**
- 11. Industrial Land & ECF Analysis**
- 12. Assessor Plat 1-SE Land Value Analysis**
- 13. Assessor Plat 1- NE Land Value Analysis**
- 14. Assessor Plat 2 – NE Land Value Analysis**
- 15. Assessor Plat 2 – NW Land Value Analysis**
- 16. Assessor Plat 2 – SE Land Value Analysis**
- 17. Assessor Plat 2 – W River Land Value Analysis**
- 18. Residential In Township Land Value Analysis**
- 19. Thompson's Addition Land Value Analysis**
- 20. Plat of Vineyard Land Value Analysis**
- 21. Township/Village sales 4/1/2020 to 3/31/2022**
- 22.**
- 23.**
- 24.**
- 25.**
- 26.**
- 27.**
- 28.**
- 29.**
- 30.**
- 31.**

2

12/11/2022

08:24 AM

Codes And Descriptions

Page: 1/1

DB: Lenawee County 2023

Code	Description	Ave. ECF	Comments
------	-------------	----------	----------

Unit DE0 - DEERFIELD TOWNSHIP

201	COMMERCIAL	1.000	
300	INDUSTRIAL	1.000	
1	EXEMPT PROPERTY	1.000	
M...	MODERN TOWNSHIP RES	1.100	
MVR	MODERN VILLAGE RES	0.810	
OTR	OLDER TOWNSHIP RES	1.050	
OVR	OLDER VILLAGE RES	0.750	
PERSO	PERSONAL PROPERTY	1.000	
VTA	AGRICULTURAL	1.201	
WITTS	WITTS END	0.807	

E.C.F.s for Neighborhood: 201 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 0.871
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.871
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 301 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 0.637

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: EXEMP 'EXEMPT PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: MTR 'MODERN TOWNSHIP RES'

Residential : 1.100
Town Homes/Duplexes: 1.100
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: MVR 'MODERN VILLAGE RES'

Residential : 0.810
Town Homes/Duplexes: 0.810
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: OTR 'OLDER TOWNSHIP RES'

Residential : 1.050
Town Homes/Duplexes: 1.050
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: OVR 'OLDER VILLAGE RES'

Residential : 0.750
Town Homes/Duplexes: 0.750
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: PERSO 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: VTA 'AGRICULTURAL'

Residential : 1.201
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.201
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: WITTS 'WITTS END'

Residential : 0.807
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

3

12/11/2022

08:23 AM

Codes And Descriptions

Page: 1/1

DB: Lenawee County 2023

Code	Description	Comments
------	-------------	----------

Unit DE0 - DEERFIELD TOWNSHIP

A1-SE	ASSESSOR PLAT 1- SE	
A2-NE	ASSESSOR PLAT 2-NE	
A2-NW	ASSESSORS PLAT 2 - NW	
A2-SE	ASSESSOR PLAT 2 SE	
A2-SW	ASSESSOR'S PLAT 2- W RIVER	
AG LD	AGRICULTURAL LAND	
AG-RS	RESIDENTIAL IN TOWNSHIP	
COM	COMMERCIAL	
D7-30	ASSESSOR'S NO. 1 NE	
EXEMP	EXEMPT PROPERTY	
IND	INDUSTRIAL LAND	
PERSO	PERSONAL PROPERTY	
THOM	THOMPSON'S ADDITION	
VINE	PLAT OF VINEYARD	
WITTS	WITT'S END	

Unit -

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood A1-SE.ASSESSOR PLAT 1- SE, Last Edited: 08/22/2022

Values for Acreage Table 1: 'ASSESSOR PLAT 1-SE'

1 Acre: 55,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 60,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 65,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 70,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood A2-NE.ASSESSOR PLAT 2-NE, Last Edited: 09/10/2021

Values for Acreage Table 1: 'A2-NE'

1 Acre: 40,000	3 Acre: 50,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 42,500	4 Acre: 52,500	15 Acre: 0	40 Acre: 0
2 Acre: 45,000	5 Acre: 60,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 47,500	7 Acre: 65,000	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood A2-NW.ASSESSORS PLAT 2 - NW, Last Edited: 08/22/2022

Values for Acreage Table 1: 'ASR PLAT 2'

1 Acre: 60,000	3 Acre: 80,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 65,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 70,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 75,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood A2-SE.ASSESSOR PLAT 2 SE, Last Edited: 08/22/2022

Values for Acreage Table 1: 'ASSESSOR PLAT 2 SE'

1 Acre: 50,000	3 Acre: 70,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 55,000	4 Acre: 75,000	15 Acre: 0	40 Acre: 0
2 Acre: 60,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 65,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood A2-SW.ASSESSOR'S PLAT 2- W RIVER, Last Edited: 08/24/2022

Values for Acreage Table 1: 'AP-2 W RIVER'

1 Acre: 37,500	3 Acre: 55,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 42,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 47,500	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 50,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood AG LD.AGRICULTURAL LAND, Last Edited: 12/11/2022

Rates for Rate Table 'AG LD', (Acres)

AG	: 7,300
AG	: 7,300
AG	: 7,300
AG	: 7,300
WOOD LOT	: 3,400
1 AC BLDG SITE	: 15,000
2 AC BLDG SITE	: 12,500
ROW	: 0
POND	: 10,000
LOW/WET	: 1,000

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood AG-RS.RESIDENTIAL IN TOWNSHIP, Last Edited: 08/22/2022

Values for Acreage Table 1: 'RESIDENTIAL IN TWP'

1 Acre: 37,500	3 Acre: 47,500	10 Acre: 65,000	30 Acre: 195,000
1.5 Acre: 40,000	4 Acre: 50,000	15 Acre: 97,500	40 Acre: 0
2 Acre: 42,500	5 Acre: 57,500	20 Acre: 130,000	50 Acre: 0
2.5 Acre: 45,000	7 Acre: 60,000	25 Acre: 162,500	100 Acre: 0

Values for Acreage Table 2: 'WOOD LOT'

1 Acre: 2,500	3 Acre: 4,500	10 Acre: 12,000	30 Acre: 0
1.5 Acre: 3,000	4 Acre: 5,500	15 Acre: 18,000	40 Acre: 0
2 Acre: 3,500	5 Acre: 6,500	20 Acre: 24,000	50 Acre: 0
2.5 Acre: 4,000	7 Acre: 8,500	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'POND', (Acres)

POND : 10,000
WOOD LOT : 2,500

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood COM.COMMERCIAL, Last Edited: 12/11/2022

Values for Acreage Table 1: 'COMMERCIAL'

1 Acre: 14,000	3 Acre: 30,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 21,000	4 Acre: 40,000	15 Acre: 0	40 Acre: 0
2 Acre: 25,000	5 Acre: 50,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 27,500	7 Acre: 70,000	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'VILLAGE PARCELS'

1 Acre: 56,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood D7-30.ASSESSOR'S NO. 1 NE, Last Edited: 08/22/2022

Values for Acreage Table 1: 'A-1 NE LAND'

1 Acre: 40,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 45,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 50,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 55,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood EXEMP.EXEMPT PROPERTY, Last Edited: 01/22/2016

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood IND.INDUSTRIAL LAND, Last Edited: 12/11/2022

Values for Acreage Table 1: 'INDUSTRIAL LAND'

1 Acre: 14,000	3 Acre: 42,000	10 Acre: 120,000	30 Acre: 300,000
1.5 Acre: 21,000	4 Acre: 56,000	15 Acre: 150,000	40 Acre: 320,000
2 Acre: 28,000	5 Acre: 60,000	20 Acre: 200,000	50 Acre: 375,000
2.5 Acre: 35,000	7 Acre: 70,000	25 Acre: 250,000	100 Acre: 750,000

Values for Acreage Table 2: 'VILLAGE PARCELS'

1 Acre: 14,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood PERSO.PERSONAL PROPERTY, Last Edited: 02/01/2017

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood THOM.THOMPSON'S ADDITION, Last Edited: 08/22/2022

Values for Acreage Table 1: 'THOM'

1 Acre: 125,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood VINE.PLAT OF VINEYARD, Last Edited: 09/10/2021

Values for Acreage Table 1: 'PLAT OF VINEYARD'

1 Acre: 26,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 28,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: DE0 - DEERFIELD TOWNSHIP

Rates/Values for Neighborhood WITTS.WITT'S END, Last Edited: 08/22/2022

Values for Acreage Table 1: 'WITTS END'

1 Acre: 47,500	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 50,000	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 52,500	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -

Rates/Values for Neighborhood -----, Last Edited: / /

4

Neighborhoods Used: MTR.MODERN TOWNSHIP RES

1515 S KEINATH HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-202-1800-00	11/02/2021 MTR	401	220,000	32,052
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	181,882	156,834
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6066	5231	1.160	



13620 ATEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-214-3925-00	08/06/2021 MTR	401	210,000	65,610
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	144,390	126,110
!!MULTI-PARCEL SALE!!				



6403 RODESILER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-236-1575-00	03/15/2021 MTR	401	316,000	38,138
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	84	273,444	263,185
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4418	4252	1.039	



* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LC HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.153(2)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.039(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:17 PM

Parcel:	DE0-202-1800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SILER, DAVID R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1515 S KEINATH HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2628-868	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MTR MODERN TOWNSHIP RES
Mailing Address:		Description:	
SILER, DAVID R		W 16 RDS OF S 10 RDS OF E 1/2 OF NW 1/4 SEC 2	
1515 S KEINATH HWY			
DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 11/02/2021 for 220,000 by TABBERT, ROBERT D, ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628-868

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	85,000	2022 Taxable:	85,000	Acreage:	1.00
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
±:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 65
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,440
Ground Area: 1,440
Garage Area: 528
Basement Area: 1,440
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:17 PM

Parcel:	DE0-214-3925-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GANO, DAVID	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13620 ATEN RD DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2642-470	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Rolling, Low, High, Landscaped, Pond, Flood Plain	Neighborhood:	MTR MODERN TOWNSHIP RES
Mailing Address:	Description:		
GANO, DAVID	LD BEG AT S 1/4 POST SEC 14 RUNN TH W 132 FT TH N TO MARGIN OF RIVER RAISIN AT LOW WATER MARK TH DWN		
13620 ATEN RD	STREAM TO N AND S 1/4 LI TH S TO POB SEC 14		
DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 08/06/2021 for 210,000 by JENKS, CODY EDWARD.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2624-66

Most Recent Permit Information

Permit 17-9965 on 09/14/2017 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	74,900	2022 Taxable:	74,900	Acreage:	2.85
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,395
Ground Area: 1,395
Garage Area: 768
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:17 PM

Parcel:	DE0-236-1575-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ASBURY, BRADLEY M & CATHERINE P	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6403 RODESILER HWY BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2615-459	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MTR MODERN TOWNSHIP RES
Mailing Address:	ASBURY, BRADLEY M & CATHERINE P 6403 RODESILER HWY BLISSFIELD MI 49228	Description:	LD DES AS COMM ON THE W LI OF SEC 36 T7S R5E AT A PT LOC 448 FT N01^40'42"E FROM THE W1/4 COR OF SD SEC & RUNN TH N01^40'42"E ALG SD LI 184.35 FT TH N89^39'52"E 303 FT TH S01^40'42"W 184.35 FT TH S89^39'52"W 303 FT TO POB (SURVEY 1.281 AC)

Most Recent Sale Information

Sold on 03/15/2021 for 316,000 by CIACELLI, RYAN & JENNY RENEE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2615-459

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	137,300	2022 Taxable:	137,300	Acreage:	1.28
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
.E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: TWO STORY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,208
Ground Area: 1,312
Garage Area: 672
Basement Area: 1,204
Basement Walls: Block
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE0-202-1800-00	1515 S KEINATH HWY	11/02/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,000
DE0-214-3925-00	13620 ATEN RD	08/06/21	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$93,700
DE0-236-1575-00	6403 RODESILER HWY	03/15/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$111,500
Totals:			\$746,000			\$746,000	\$293,200
							Sale. Ratio =>
							Std. Dev. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE0-202-1800-00	1515 S KEINATH HWY	11/02/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,000
DE0-214-3925-00	13620 ATEN RD	08/06/21	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$93,700
DE0-236-1575-00	6403 RODESILER HWY	03/15/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$111,500
Totals:			\$746,000			\$746,000	\$293,200
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40.00	\$204,154	\$32,052	\$187,948	\$162,065	1.160	1,440	\$130.52	MTR
44.62	\$192,981	\$65,610	\$144,390	\$126,110	1.145	1,395	\$103.51	MTR
35.28	\$322,419	\$38,138	\$277,862	\$267,437	1.039	2,208	\$125.84	MTR
	\$719,554		\$610,200	\$555,612			\$119.96	
39.30				E.C.F. =>	1.098		Std. Deviation=>	0.0658581
4.67				Ave. E.C.F. =>	1.115		Ave. Variance=>	5.0378

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
4.5162	RANCH		\$30,625	No	/ /		RESIDENTIAL IN TOWNSHIP
3.0406	RANCH		\$65,610	No	/ /	DE0-214-3900-00	RESIDENTIAL IN TOWNSHIP
7.5568	TWO STORY		\$35,710	No	/ /		RESIDENTIAL IN TOWNSHIP
1.6299							

Coefficient of Var=> 4.520073303

Property Class	Building Depr.
401	65
401	67
401	84

5

08/22/2022
02:23 PM

ECF Analysis for: DE0 - DEERFIELD TOWNSHIP

Page: 1/3
DB: Lenawee County 2023

Neighborhoods Used: MVR.MODERN VILLAGE RES

551 W RIVER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0153-00	12/21/2021 MVR	401	196,000	37,777	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	157,441	143,379	1.098
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	782	712	1.098		



420 W RIVER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0112-00	07/30/2021 MVR	401	130,000	8,747	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	121,253	117,095	1.036



154 N COUNTY LINE HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-630-0010-00	05/21/2021 MVR	401	240,000	48,431	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86	191,569	245,529	0.780



457 E KEEGAN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-750-0174-00	01/11/2021 MVR	401	151,500	31,625	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR/MAN	71	119,875	144,460	0.830



16 E W AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0521-00	11/30/2020 MVR	401	105,000	26,798	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR/MAN	64	78,202	116,635	0.670



557 W RIVER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0142-00	11/05/2020 MVR	401	140,000	33,937	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	106,063	169,822	0.625



478 PARK ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-300-1150-00	10/23/2020 MVR	401	125,000	15,629	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	109,371	141,418	0.773



309 BACON ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-700-0110-00	09/28/2020 MVR	401	135,000	25,398	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	109,602	151,810	0.722



	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	144,460	116,635	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	245,529	141,418	151,810	430,296	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,230,149
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 712
Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	119,875	78,202	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	191,569	109,371	109,602	384,757	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 993,376
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 782
Total Commercial Sale Residual Values : 0

			Statistics for this Analysis		
# Valid Sales	# Invalid Sales		Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0		11.02	14.79	1.013
After Application of E.C.F.s			7.54	13.40	1.006

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	0.830(1)	0.670(1)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	0.780(1)	0.773(1)	0.722(1)	0.894(3)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-300-1150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PREECE, SUSAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	478 PARK ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2607-227	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	PREECE, SUSAN 478 PARK ST DEERFIELD MI 49238	Description:	LOTS 116 & 115 EXC THE N 9.7 FT THEREFROM ASSESSOR'S PLAT NO 1 DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 10/23/2020 for 125,000 by PINONIEMI, BRANDON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-227

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	60,100	2022 Taxable:	60,100	Acreage:	0.35
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,260
Ground Area: 1,260
Garage Area: 480
Basement Area: 0
Basement Walls: Poured
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-305-0112-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WEATHERHOLT, DAWN M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	420 W RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2623-479	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES

Mailing Address:

WEATHERHOLT, DAWN M
JOHN A HORTON
420 W RIVER ST
DEERFIELD MI 49238

Description:

PT OF LOT 11 ASSESSOR'S PLAT NO 2 DES AS COMM AT THE SW'ERLY COR OF SD LOT TH NE'ERLY ALG THE N'LY LI OF RIVER ST 62 FT TH NW'ERLY AT RIGHT ANGLES TO RIVER ST TO THE NW'ERLY LI OF SD LOT 11 TH SW'ERLY ALG THE NW'ERLY LI OF SD LOT TO THE NW'ERLY COR OF SD LOT TH SE'ERLY ALG THE SW'ERLY SIDE OF SD LOT TO THE POB ALSO PT OF LOT 10 OF SD PLAT DES AS BEG AT THE MOST E'ERLY COR OF SD LOT TH S 35°08'00"W 15 FT ALG THE SE'ERLY LI OF SD LOT (ALSO BEING THE NW'ERLY LI OF RIVER ST) TH N57°23'29"W 115.38 FT TO TO THE MOST W'ERLY COR OF LOT 11 OF SD PLAT TH S64°45'00"E 117.00 FT TO THE POB

Most Recent Sale Information

Sold on 07/30/2021 for 130,000 by HIGGINS, JESSICA L (MARLOW).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-479

Most Recent Permit Information

Permit 15-0003 on 03/25/2015 for \$0 category ADDITION.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	46,100	2022 Taxable:	46,100	Acreage:	0.16
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1953
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,249
Ground Area: 1,221
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-305-0142-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CANNON, MERCEDES E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	557 W RIVER ST DEERFIELD, MI 49238	Taxable Status:	TAXABLE
Liber/Page:	2607-992	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	CANNON, MERCEDES E 557 W RIVER ST DEERFIELD MI 49238	Description:	NE'LY 100 FT OF LOT 14 EXTENDING TO WATERS EDGE CONT .86 ACRE ASSESSORS PLAT NO 2 DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 11/05/2020 for 140,000 by SORTOR, DONNA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-992

Most Recent Permit Information

Permit 17-0002 on 02/14/2017 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	77,300	2022 Taxable:	77,300	Acreage:	0.86
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 3
Floor Area: 1,463
Ground Area: 1,463
Garage Area: 439
Basement Area: 1,463
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-305-0153-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PERRON, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	551 W RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2632-83	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES

Mailing Address:

PERRON, ROBERT
551 W RIVER ST
DEERFIELD MI 49238

Description:

PT OF THE NW1/4 OF THE SW1/4 OF SEC 12 T7S R5E DES AS COMM 1 THE SE'LY LI OF RIVER ST 100 FT N35°08"E OF THE MOST W'ERLY COR OF LOT 15 ASSESSOR'S PLAT NO 2 V/DEERFIELD & RUNN TH N35°08"E ALG SD ST LI 90 FT TH S46°49"E 613 FT M/L TO THE CENTER OF THE RIVER RAISIN TH S88°09'W ALG THE CENTER OF SD RIVER 125.94 FT TH N46°49'W 511.4 FT M/L TO THE POB ALSO THAT PT OF LOT 15 ASSESSOR'S PLAT NO 2 V/DEERFIELD & PT OF THE SW1/4 OF SD SEC 12 DES AS COMM IN THE SE'ERLY LI OF RIVER ST AT A PT LOC 455.8 FT SW'ERLY THE THE MOST N'ERLY CORNER OF SD LOT 15 & RUNN TH S35°08"W ALG THE SE'ERLY LI OF SD RIVER ST 15 FT TH S46°49'E 573 FT TH N76°38'E 27.15 FT TH N47°34'W 590.17 FT TO THE POB - LOT EXT TO THE CENTER OF RIVER RAISIN

Most Recent Sale Information

Sold on 12/21/2021 for 196,000 by REEVES, PATRICIA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-83

Most Recent Permit Information

Permit 19-886658 on 07/08/2019 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	70,100	2022 Taxable:	70,100	Acreage:	1.08
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C-5
Style: RANCH
Exterior:
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,522
Ground Area: 1,522
Garage Area: 240
Basement Area: 1,298
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-305-0521-00		Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ALBAIN, DENA MARIE		Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	161 DREW AVE DEERFIELD, MI 49238		Taxable Status	TAXABLE
Liber/Page:	2608-576	Created: / /	Prev. Taxable Stat	TAXABLE
Split:	/ /	Active: Active	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights		School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped		Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	Description:			
ALBAIN, DENA MARIE	LD BEG AT SW COR OF LOT 52 RUNN N ALG W LI OF SD LOT 52 153.8 FT N 89^03'E 235.25 FT TO E LI OF LOT 52 TH S			
HAROLD & DARLEN SALENBIEN	128.3 FT TO SE COR OF LOT 52 W ALG S'LY LI OF LOT 52-237.3 FT TO BEG EX LOT BEG 103.8 FT N OF SW COR OF LOT 52			
161 DREW AVE	RUNN TH N ALG E LI OF DREW AVE. 50 FT TH E 100 FT TH S 50 FT TH W 100 FT TO POB ASSESSORS PLAT NO 2			
DEERFIELD MI 49238	DEERFIELD VILL.			

Most Recent Sale Information

Sold on 11/30/2020 for 105,000 by CASE, DARWYN C JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2608-576

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	54,800	2022 Taxable:	54,800	Acreage:	0.63
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,392
Ground Area: 1,392
Garage Area: 768
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-630-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	COOPER, SCOTT W SR & JACKIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	154 N COUNTY LINE HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2617-744	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Storm Sewer, Water, Sewer, Electric, Gas	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	COOPER, SCOTT W SR & JACKIE 154 N COUNTY LINE HWY DEERFIELD MI 49238	Description:	LOT 1 REITER

Most Recent Sale Information

Sold on 05/21/2021 for 240,000 by KIBBEE, WENDY S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-744

Most Recent Permit Information

Permit 19-0005 on 04/22/2019 for \$0 category SHED.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	100 X 255
2022 S.E.V.:	111,800	2022 Taxable:	111,800	Acreage:	0.59
Zoning:	R-2	Land Value:	Tentative	Frontage:	100.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	255.0

Improvement Data

of Residential Buildings: 1
Year Built: 1979
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior:
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,532
Ground Area: 1,532
Garage Area: 576
Basement Area: 1,532
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-700-0110-00		Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NAGY, TONYA		Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	309 BACON ST DEERFIELD, MI 49238		Taxable Status	TAXABLE
Liber/Page:	2604-867	Created: / /	Prev. Taxable Stat	TAXABLE
Split:	/ /	Active: Active	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights		School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped		Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	Description:			
NAGY, TONYA NICHOLAS T SCHMIDT 309 BACON ST DEERFIELD MI 49238	LOTS 11 AND 12 WELKER ADDITION TO DEERFIELD VILL			

Most Recent Sale Information

Sold on 09/28/2020 for 135,000 by BARTA, ROBERT O.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604-867

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	132 X 146 X
2022 S.E.V.:	65,600	2022 Taxable:	65,600	Acreage:	0.43
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,524
Ground Area: 1,524
Garage Area: 528
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:26 PM

Parcel:	DE7-750-0174-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SLOAN, LOWELL D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	457 E KEEGAN ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2634-444	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	Description: LD BEG AT NE COR LOT 17, RUNN TH S 195.87 FT TH S 86 DEG W 100.92 FT TH N 195.91 FT TH N 86 DEG E 100 FT TO POB EXT OF WELKER ADD TO DEERFIELD VILLAGE		

Most Recent Sale Information

Sold on 01/11/2021 for 151,500 by FORCHE, FLORINE, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610-778

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	100 X 195 X 100 X 195
2022 S.E.V.:	67,600	2022 Taxable:	67,600	Acreage:	0.45
Zoning:	R-1	Land Value:	Tentative	Frontage:	100.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	195.9

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,296
Ground Area: 1,296
Garage Area: 1,008
Basement Area: 1,104
Basement Walls: Poured
Estimated TCV: Tentative

Deerfield Village Modern Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE7-300-1150-00	478 PARK ST	10/23/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,800	47.04
DE7-305-0112-00	420 W RIVER ST	07/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,500	35.77
DE7-305-0142-00	557 W RIVER ST	11/05/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$76,800	54.86
DE7-305-0153-00	551 W RIVER ST	12/21/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$73,900	37.70
DE7-305-0521-00	161 DREW AVE	11/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,700	52.10
DE7-630-0010-00	154 N COUNTY LINE HWY	05/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92
DE7-700-0110-00	309 BACON ST	09/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,300	45.41
DE7-750-0174-00	457 E KEEGAN ST	01/11/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$64,600	42.64
		Totals:	\$1,222,500			\$1,222,500	\$546,800	
							Sale. Ratio =>	44.73
							Std. Dev. =>	6.51

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$125,935	\$15,629	\$109,371	\$141,418	0.773	1,260	\$86.80	MVR	4.3364
\$100,081	\$8,747	\$121,253	\$117,095	1.036	1,249	\$97.08	MVR	21.8758
\$166,398	\$33,937	\$106,063	\$169,822	0.625	1,463	\$72.50	MVR	19.2198
\$150,325	\$37,777	\$158,223	\$144,091	1.098	1,522	\$103.96	MVR	28.1320
\$117,773	\$26,798	\$78,202	\$116,635	0.670	1,392	\$56.18	MVR	14.6266
\$239,944	\$48,431	\$191,569	\$245,529	0.780	1,532	\$125.05	MVR	3.6525
\$143,810	\$25,398	\$109,602	\$151,810	0.722	1,524	\$71.92	MVR	9.4786
\$144,304	\$31,625	\$119,875	\$144,460	0.830	1,296	\$92.50	MVR	1.3060
\$1,188,570		\$994,158	\$1,230,861			\$88.25		0.9059
		E.C.F. =>	0.808			Std. Deviation=>	0.16805587	
		Ave. E.C.F. =>	0.817			Ave. Variance=>	12.8285	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$14,120	ASSESSOR'S NO. 1 NE	401	73
RANCH	\$5,600	ASSESSOR'S PLAT 2- W RIVER	401	58
RANCH	\$30,100	ASSESSOR'S PLAT 2- W RIVER	401	59
RANCH	\$35,800	ASSESSOR'S PLAT 2- W RIVER	401	60
MODULAR/MAN	\$22,050	ASSESSOR'S PLAT 2- W RIVER	401	64
RANCH	\$29,250	ASSESSOR PLAT 2 SE	401	86
RANCH	\$23,705	ASSESSOR PLAT 1- SE	401	64
MODULAR/MAN	\$22,500	ASSESSOR PLAT 2 SE	401	71

15.7066699

6

02:39 PM

DB: Lenawee County 2023

Neighborhoods Used: OTR.OLDER TOWNSHIP RES

11803 DEERFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-209-4320-00	11/04/2021 OTR	401	235,000	55,887
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	49	179,113	99,677
				E.C.F. 1.797



11857 DEERFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-209-4350-00	10/14/2021 OTR	401	129,000	35,665
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	91,734	96,941
				E.C.F. 0.946
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1601	1692	0.946	



2297 BUCHOLTZ HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-125-4510-00	09/28/2021 OTR	401	130,000	35,235
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	49	83,771	86,514
				E.C.F. 0.968
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10994	11354	0.968	



3913 HOFFMAN HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-214-3800-00	07/16/2021 OTR	401	248,000	54,468
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	52	176,443	99,472
				E.C.F. 1.774
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17089	9634	1.774	



96 ARNO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-133-2600-00	06/14/2021 OTR	401	302,000	43,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMPORARY	65	247,630	211,133
				E.C.F. 1.173
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10970	9353	1.173	



9485 GARNO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-133-3350-00	06/14/2021 OTR	401	120,000	38,202
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	45	80,727	93,673
				E.C.F. 0.862
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1071	1243	0.862	



2248 S KEINATH HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-211-1150-00	04/26/2021 OTR	401	180,000	63,906
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	61	106,295	86,811
				E.C.F. 1.224
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9799	8003	1.224	



13456 SIMPSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DEO-226-3925-00	02/26/2021 OTR	401	220,000	40,319
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	65	164,690	195,203
				E.C.F. 0.844
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14991	17769	0.844	



08/22/2022

ECF Analysis for: DE0 - DEERFIELD TOWNSHIP

Page: 2/4

02:39 PM

DB: Lenawee County 2023

Neighborhoods Used: OTR.OLDER TOWNSHIP RES

12953 MC MAHON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE0-203-2270-00	09/23/2020 OTR	401	99,900	48,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	89	50,692	134,811
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	458	1218	0.376	



5655 PIEH HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE0-225-4050-00	05/12/2020 OTR	401	200,000	39,635
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	64	156,622	181,711
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3743	4342	0.862	



Neighborhoods Used: OTR.OLDER TOWNSHIP RES

<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAP COD	0	0	0	0	0	0
COLLAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	211,133	0	0
CONVENTIONAL	0	134,811	0	463,725	0	279,864
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	96,941	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	0	0	99,472	0
	0	0	0	0	0	0

Total Single Family Costs by Manual	: 1,285,946
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 64,608
Total Commercial Costs by Manual	: 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	0	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0	0
CONDO	0	0	0	0	0	0	0
CONTEMPORARY	0	0	0	247,630	0	0	0
CONVENTIONAL	0	50,692	0	427,607	0	343,611	0
DUPLEX	0	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0	0
MCM R/MAN	0	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0
RANCH	0	0	0	91,734	0	0	0
SINGLE STORY	0	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0	0
TWO STORY	0	0	0	0	176,443	0	0
	0	0	0	0	0	0	0

Total Single Family Sale Residual Values	: 1,337,717
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 70,716
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	0	20.93	30.78	1.071
After Application of E.C.F.s		10.41	14.11	1.021

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.173(1)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	0.376(1)	1.000(0)	0.922(3)	1.000(0)	1.228(3)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOFT HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOD. BARR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	0.946(1)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.774(1)	1.000(0)

02:39 PM

Page: 4/4

DB: Lenawee County 2023

1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)

Single Family E.C.F.	: 1.040	(10)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.095	(9)
Commercial E.C.F.	: 1.000	(0)

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 3

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): OTR - OLDER TOWNSHIP RES

Minimum E.C.F. (Residential): 0.30

Maximum E.C.F. (Residential): 3.00

Minimum E.C.F. (Agricultural): 0.30

Maximum E.C.F. (Agricultural): 3.00

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-125-4510-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILLER, JEREMY & ABBIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2297 BUCHOLTZ HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2627-563	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:	Description: LD DES AS COMM AT S1/4 COR OF SEC 25 T6S R5E TH N 1084.20 FT ALG N-S 1/4 LI (CNTRLI OF BUCHOLTZ HWY) FOR A POB TH CONT N 216.19 FT TH S88^03'50"E 346.27 TH S04^46'41"W 50.38 FT TH S86^10'20"W 59.01 FT TH S20^53'44"W 98.39 FT TH S83^12'10"W 139.26 FT TH S04^07'24"E 42.51 FT TH N89^46'18"W 112.68 FT TO POB.		
MILLER, JEREMY & ABBIE 2348 BUCHOLTZ HWY DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 09/28/2021 for 130,000 by DENNISON, JOHN J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-563

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	52,700	2022 Taxable:	52,700	Acreage:	1.21
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 49

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,272

Ground Area: 888

Garage Area: 240

Basement Area: 504

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-133-2600-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PAWSON, ZACHARY T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9602 GARNO RD DEERFIELD, MI 49238	Taxable Status:	TAXABLE
Liber/Page:	2620-936	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped, Pond	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:			

Description:
LD BEG 445.29 FT E FROM CTR POST SEC 33 RUNN TH N 357 FT TH E 302 FT TO E LI OF W 22.5 ACRES OF SW 1/4 OF NE 1/4 TH S 215 FT TH W 147 FT TH S 142 FT TO E AND W 1/4 LI TH W 155 FT TO POB ALSO LD DES AS COMM ON THE E-W 1/4 LI OF SD SEC AT A PT LOC 600.29 FT E FROM THE CENTER POST OF SD SEC & RUNN TH N PAR WITH THE E LI OF THE W 22 1/2 AC OF THE SW1/4 OF THE NE1/4 OF SD SEC 142 FT TH E PAR WITH THE E-W 1/4 LI OF SD SEC 147 FT TO THE E LI OF THE SD W 22 1/2 AC OF THE SW1/4 OF THE NE1/4 OF SD SEC TH S ALG SD LI 142 FT TO THE E-W 1/4 LI OF SD SEC TH W ALG SD 1/4 LI 147 FT TO THE POB
1/12/2015 COMB FROM DE0-133-2605-00

Most Recent Sale Information

Sold on 06/14/2021 for 302,000 by GLAUNER FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620-936

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	109,500	2022 Taxable:	109,500	Acreage:	2.00
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
Cost:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1920

Occupancy: Single Family

Class: C

Style: CONTEMPORARY

Exterior:

% Good (Physical): 65

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 2,293

Ground Area: 1,365

Garage Area: 1,272

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-209-4320-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WEBSTER, JAMISON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11803 DEERFIELD RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2629-343	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:	Description: LD BEG ON CTR LI OF HWY 730 FT W & 62.7 FT S FROM E-1/4 POST SEC 9 RUNN TH S 235 FT TO CTR LI CO DRAIN TH NW'LY ALG SD DRAIN TO A PT 499.83 FT W & 53 FT S OF POB TH N 53 FT TH S 89 DEG 47'E 499.83 FT TO POB SEC 9		
WEBSTER, JAMISON 11803 DEERFIELD RD BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 11/04/2021 for 235,000 by GRAHAM FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-343

Most Recent Permit Information

Permit 21-0005 on 05/18/2021 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,900	2022 Taxable:	62,900	Acreage:	2.24
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,190
Ground Area: 952
Garage Area: 576
Basement Area: 952
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-209-4350-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LONG, SCOTT P	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11857 DEERFIELD RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2627-642	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:			

LONG, SCOTT P
11857 DEERFIELD RD
BLISSFIELD MI 49228

Description:

ALL THAT PART OF NE 1/4 OF SE 1/4 SEC 9 T7S R5E, COMM AT E 1/4 CO OF SEC 9 TH S 89°03'28"W 355 FT ALG E-W 1/4 LI SEC 9 TH S 00°58'28"E 64.17 FT TO CTRLI OF DEERFIELD RD FOR A POB TH S 89°17'00"W 375.23 FT (REC AS 375 FT) ALG THE CNTRLI DEERFIELD RD TH S 00°58'28"E 221.48 FT TO AN INTERMEDIATE TRAVERSE LI TH E'LY & NW'LY ALONG THE TOP BANK OF BRENOTT DRAIN THE FOLLOWING FOUR COURSES: N 89°26'48"E 84.08 FT AND N73°38'09"E 36.59 AND N 52°20'05"E 187.74 FT AND N 55°26'43"E 126.43 FT TH N 00°58'28"W 28.60 FT TO POB CONTAINS 1.295 ACRES M/L INSIDE THE INTERMEDIATE TRAVERSE LI. THE ABOVE DESCRIBED PARCEL BOUNDARIES EXTED S'LY & SE'LY TO DNTRLI OF BRENOTT DRAIN YIELDING A GROSS AREA OF 1.413 ACRES M/L

Most Recent Sale Information

Sold on 10/14/2021 for 129,000 by KRIEGER, TED & ANNETTE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-642

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	0	2022 Taxable:	0	Acreage:	1.41
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1924
Occupancy: Single Family
Class: CD+5
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 648
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-211-1150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARTA, ALEXANDER THOMAS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2248 S KEINATH HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2618-517	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:		Description:	
BARTA, ALEXANDER THOMAS		SE 1/4 OF NW 1/4 OF NW 1/4 SEC 11	
2248 S KEINATH HWY			
DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 04/26/2021 for 180,000 by FICK, ROSE E, REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618-517

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	68,400	2022 Taxable:	68,400	Acreage:	9.91
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1800
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 61
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,050
Ground Area: 1,050
Garage Area: 0
Basement Area: 520
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-214-3800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HIMBURG, DANYELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3913 HOFFMAN HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2624-672	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Rolling, Low, High, Landscaped, Wooded, Flood Plain	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:	Description: LD 1271.45 FT N 89 DEG E FROM SW COR SEC 14 TH N 2 DEG W 765 FT TH N 89 DEG E 190 FT TH S 2 DEG E 90.5 FT TH N 89 DEG E 877.01 FT TH ALG DRAIN S 28 DEG 41'41"W 164.16 FT AND S 47 DEG 28'13"W 77.5 FT AND S 35 DEG 16'56" W 260.87 FT AND S 66 DEG 36'01"W 26.56 FT TH S 89 DEG W 591.56 FT TH S 0 DEG 55'21"E 260 FT TH S 89 DEG W 145.06 FT TO POB		

Most Recent Sale Information

Sold on 07/16/2021 for 248,000 by MAC BETH, RAELYNNE, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2624-672

Most Recent Permit Information

Permit PB-2202 on 04/18/2022 for \$0 category POLE BARN.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	67,100	2022 Taxable:	67,100	Acreage:	9.18
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1914
Occupancy: Single Family
Class: D
Style: TWO STORY
Exterior:
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,472
Ground Area: 821
Garage Area: 528
Basement Area: 821
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 4
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-225-4050-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BREHMER, MARYLYNN A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5655 PIEH HWY BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2597-806	Prev. Taxable Stat	TAXABLE
Split:	11/24/2015	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	None	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	None	Neighborhood:	OTR OLDER TOWNSHIP RES

Mailing Address:

BREHMER, MARYLYNN A
5655 PIEH HWY
BLISSFIELD MI 49228

Description:

DES AS COMM AT THE S1/4 COR OF SD SEC TH N01^06'24"W 1776.91 FT ALG THE N-S LI OF SD SEC (CNTRLI OF PIEH HWY) FOR A POB TH CONT N01^06'24"W 370 FT ALG THE N-S 1/4 LI OF SD SEC (CNTRLI OF PIEH HWY) TH N87^01'16"E 227 FT TH S01^06'24"E 370 FT TH S87^01'16"W 227 FT TO THE POB (SURVEY 1.927 AC)
SPLIT ON 11/24/2015 FROM DE0-225-4025-00

Most Recent Sale Information

Sold on 05/12/2020 for 200,000 by GOETZ, PAUL & ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2597-806

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	91,800	2022 Taxable:	91,800	Acreage:	1.93
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 1
Floor Area: 2,114
Ground Area: 1,850
Garage Area: 391
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 2:42 PM

Parcel:	DE0-226-3925-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ASSAF, KASYM S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13456 SIMPSON RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2613-644	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:	Description:		
ASSAF, KASYM S 1740 PERTH ST TOLEDO OH 43607	LD DES AS BEG ON THE S LI OF SEC 26 T7S R5E 71 FT N90°00'00"W FROM THE S1/4 COR OF SD SEC TH N90°00'00"W 276 FT ALG SD S LI OF SD SEC TH N00°00'00"W 320 FT TH N90°00'00"E 154 FT TH S51°30'45"E 155.86 FT TH S00°00'00"E 223 FT TO THE POB (SURVEY 1.89 AC) 2/10/2021 PT COMB FROM DE0-226-3780-00		

Most Recent Sale Information

Sold on 02/26/2021 for 220,000 by O'REILLY, DEOBRAH K, REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2613-644

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	103,900	2022 Taxable:	103,900	Acreage:	1.89
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1880

Occupancy: Single Family

Class: C+10

Style: CONVENTIONAL

Exterior:

% Good (Physical): 65

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 1

Floor Area: 1,854

Ground Area: 1,294

Garage Area: 400

Basement Area: 448

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE0-125-4510-00	2297 BUCHOLTZ HWY	09/28/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900	41.46
DE0-133-2600-00	9602 GARNO RD	06/14/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$112,500	37.25
DE0-133-3350-00	9485 GARNO RD	06/14/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,400	45.33
DE0-203-2270-00	12953 MC MAHON RD	09/23/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$66,900	66.97
DE0-209-4320-00	11803 DEERFIELD RD	11/04/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$64,100	27.28
DE0-209-4350-00	11857 DEERFIELD RD	10/14/21	\$129,000	MLC	03-ARM'S LENGTH	\$129,000	\$54,500	42.25
DE0-211-1150-00	2248 S KEINATH HWY	04/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,800	40.44
DE0-214-3800-00	3913 HOFFMAN HWY	07/16/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$70,800	28.55
DE0-225-4050-00	5655 PIEH HWY	05/12/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200	45.10
DE0-226-3925-00	13456 SIMPSON RD	02/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,800	45.82
Totals:			\$1,863,900			\$1,863,900	\$740,900	
							Sale. Ratio =>	39.75
							Std. Dev. =>	10.96

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$126,182	\$35,235	\$94,765	\$97,868	0.968	1,272	\$74.50	OTR	11.4312
\$246,995	\$43,400	\$258,600	\$220,486	1.173	2,293	\$112.78	OTR	9.0261
\$125,624	\$38,202	\$81,798	\$94,916	0.862	1,573	\$52.00	OTR	22.0810
\$173,994	\$48,750	\$51,150	\$136,029	0.376	2,194	\$23.31	OTR	70.6582
\$147,590	\$55,887	\$179,113	\$99,677	1.797	1,190	\$150.52	OTR	71.4326
\$126,543	\$35,665	\$93,335	\$98,633	0.946	768	\$121.53	OTR	13.6322
\$151,775	\$63,906	\$116,094	\$94,814	1.224	1,050	\$110.57	OTR	14.1836
\$155,616	\$54,468	\$193,532	\$109,106	1.774	1,472	\$131.48	OTR	69.1197
\$211,151	\$39,635	\$160,365	\$186,053	0.862	2,114	\$75.86	OTR	22.0672
\$237,675	\$40,319	\$179,681	\$212,972	0.844	1,854	\$96.92	OTR	23.8922
\$1,703,145		\$1,408,433	\$1,350,554			\$94.95		3.9749
		E.C.F. =>	1.043			Std. Deviation=>	0.43483406	
		Ave. E.C.F. =>	1.083			Ave. Variance=>	32.7524	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$35,235	RESIDENTIAL IN TOWNSHIP	401	49
CONTEMPORARY	\$39,400	RESIDENTIAL IN TOWNSHIP	401	65
CONVENTIONAL	\$38,000	RESIDENTIAL IN TOWNSHIP	401	45
CONVENTIONAL	\$48,750	RESIDENTIAL IN TOWNSHIP	401	89
CONVENTIONAL	\$39,300	RESIDENTIAL IN TOWNSHIP	401	49
RANCH	\$35,665	RESIDENTIAL IN TOWNSHIP	401	64
CONVENTIONAL	\$62,900	RESIDENTIAL IN TOWNSHIP	401	61
TWO STORY	\$54,468	RESIDENTIAL IN TOWNSHIP	401	52
CONVENTIONAL	\$39,635	RESIDENTIAL IN TOWNSHIP	401	64
CONVENTIONAL	\$39,450	RESIDENTIAL IN TOWNSHIP	401	65

30.25333611

7

Neighborhoods Used: OVR.OLDER VILLAGE RES

297 ELM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-650-0080-00	01/07/2022 OVR	401	85,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	78	65,000	76,738
				E.C.F.
				0.847



336 PARK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-300-0611-00	09/13/2021 OVR	401	134,900	18,406
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	65	116,494	133,387
				E.C.F.
				0.873



468 W RIVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-305-0091-00	04/21/2021 OVR	401	137,000	16,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	53	120,200	85,995
				E.C.F.
				1.398



308 E RIVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-300-0791-00	03/16/2021 OVR	401	182,100	15,621
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	65	166,479	263,858
				E.C.F.
				0.631



19 DEERFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-305-0961-00	03/12/2021 OVR	401	94,000	15,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	68	78,640	109,454
				E.C.F.
				0.718



228 E KEEGAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-300-1331-00	02/26/2021 OVR	401	177,000	37,888
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	65	139,112	213,852
				E.C.F.
				0.651



436 E RIVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-305-0700-00	12/30/2020 OVR	401	165,000	31,872
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	78	132,034	189,061
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1094	1567	0.698	



248 CAREY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
DE7-410-0170-00	12/29/2020 OVR	401	132,000	17,706
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	60	114,294	166,797
				E.C.F.
				0.685



Total Single Family Costs by Manual	: 2,149,479
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 7,606
Total Commercial Costs by Manual	: 0

Total Single Family Sale Residual Values	: 1,549,563
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 5,132
Total Commercial Sale Residual Values	: 0

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	0.835(2)	0.732(3)	0.863(3)	0.406(1)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LO ME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOL AR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	0.783(1)	1.000(0)	1.000(0)	0.716(2)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	0.617(1)	0.698(1)	0.644(2)	1.000(0)	1.000(0)

Page: 4/4
DB: Lenawee County 2023

1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
-----------	-----------	-----------	-----------	-----------	-----------

Single Family E.C.F. : 0.721 (16)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.675 (2)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 3
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): OVR - OLDER VILLAGE RES

Max # of Res. Buildings: 300	Minimum E.C.F. (Residential): 0.30 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 300	Minimum E.C.F. (Agricultural): 0.30 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 300	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:25 PM

Parcel:	DE7-300-0611-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	POWELL-GOMES, NANCY L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	336 PARK ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2626-464	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	POWELL-GOMES, NANCY L MICHAEL A GOMES 563 W RIVER ST DEERFIELD MI 49238	Description:	LOTS 61 AND 62 EX W 85.5 FT ASSESSORS PLAT NO 1 DEERFIELD VILL

Most Recent Sale Information

Sold on 09/13/2021 for 134,900 by JAGODZINSKI, ROBERT & LEE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2626-464

Most Recent Permit Information

Permit 17-0014 on 07/13/2017 for \$0 category REMODEL.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	54,400	2022 Taxable:	54,400	Acreage:	0.28
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1945
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 6
Full Baths: 2 Half Baths: 0
Floor Area: 1,732
Ground Area: 1,155
Garage Area: 420
Basement Area: 1,155
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:25 PM

Parcel:	DE7-300-0791-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VAN CAMP, BENJAMIN T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	308 E RIVER ST DEERFIELD, MI 49238	Taxable Status:	TAXABLE
Liber/Page:	2615-145	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:		Description:	
VAN CAMP, BENJAMIN T 308 E RIVER ST DEERFIELD MI 49238		LOT 79 EX E 65 FT ALSO LOT 89 ASSESSORS PLAT NO 1 DEERFIELD VILL	

Most Recent Sale Information

Sold on 03/16/2021 for 182,100 by LARSON, MILDRED T, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2615-145

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	98,000	2022 Taxable:	98,000	Acreage:	0.21
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C+10
Style: TWO STORY
Exterior:
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 3
Floor Area: 2,845
Ground Area: 1,965
Garage Area: 625
Basement Area: 880
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:25 PM

Parcel:	DE7-300-0821-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FALL, GARY LEE, JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	146 E RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2608-482	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	FALL, GARY LEE, JR 287 W KEEGAN ST DEERFIELD MI 49238	Description:	THAT PART OF LOTS 82-83-84-85 ASSESS PLAT NO 1 VILL. OF DEERFIELD COMM AT SW COR LOT 82 RUNN TH N 2^15'W 119.02 FT TO NW COR SD LOT TH E ALG N LI SD LOT 53.58 FT TH S 122.35 FT TO N LI OF RIVER ST. TH N 86^57'W 49.5 FT TO POB ASSESSORS PLAT NO 1 DEERFIELD VILL.

Most Recent Sale Information

Sold on 09/18/2020 for 46,000 by WILSON, KEVIN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2608-482

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	24,700	2022 Taxable:	24,700	Acreage:	0.14
Zoning:	C-2	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: SINGLE STORY
Exterior:
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 707
Ground Area: 707
Garage Area: 368
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:25 PM

Parcel:	DE7-300-0841-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FALL, GARY JR & ELIZABETH DIANE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	118 RAISIN ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2614-95	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	FALL, GARY JR & ELIZABETH DIANE 287 W KEEGAN ST DEERFIELD MI 49238	Description:	LOT 84 EX THE W 17.5 FT ALSO THAT PART OF LOT 85 BEG AT SE COR LOT 85 TH N 10 FT TH S 89°15'W 68.82 FT TH SE'LY TO POB ASSESSORS PLAT NO 1 DEERFIELD VILL.

Most Recent Sale Information

Sold on 10/29/2020 for 56,000 by MILNER, RICK, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2606-884

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	24,000	2022 Taxable:	24,000	Acreage:	0.07
Zoning:	C-2	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: SINGLE STORY
Exterior:
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 760
Ground Area: 760
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-300-0851-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOFFMAN, JOSHUA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	134 RAISIN ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2604-795	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES

Mailing Address:

HOFFMAN, JOSHUA
134 RAISIN ST
DEERFIELD MI 49238

Description:

LOT 85 ASSESSOR'S PLAT NO 1 DEERFIELD VILLAGE EX LD BEG AT SE COR SD LOT RUNN TH N 10 FT TH W 68.82 FT TH S ELY TO POB ALSO EX LD BEG AT SW COR LOT 85 RUNN TH S 87 DEG 34'E 17.75 FT TH N 13.60 FT TH W 17.68 FT TH S 12.60 FT TO POB
NOW KNOW AS LOT LOT 155 AMENDED PLAT OF LOTS 12 & 85 & PT OF VAC ALLEY ASSESSOR'S PLAT OF DEERFIELD VILLAGE DES AS LD DES AS COMM AT THE SW COR OF LOT 85 TH N00°30'03"W 12.60 FT ALG THE W LI OF LOT 85 FOT A POB TH CONT N00°30'03"W 71.64 FT ALG SD LI TO THE NW COR OF LOT 85 TH S88°21'18"W 16.50 FT TO THE E LI OF LOT 12 TH S00°30'44"E 54.79 FT ALG SD LI TO THE S LI OF LOT 12 TH S89°09'47"W 15.72 FT ALG SD LI TH S63°28'02"E 36.15 FT TO THE POB ALSO LD DES AS COMM AT THE SW COR OF LOT 85 TH N00°30'03"W 12.60 FT ALG THE W LI OF LOT 85 TH N63°28'02"W 36.15 FT TO THE S LI OF LOT 12 FOR A POB TH CONT N63°28'02"W 1.93 FT TH N17°22'44"E 56.75 FT TO THE E LI OF LOT 12 TH S00°30'44"E 54.79 FT ALG SD LI TH S89°09'47"W 15.72 FT TO THE POB

Most Recent Sale Information

Sold on 07/13/2020 for 189,900 by WILLARD, RUSTY J & ASHLEY A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604-795

Most Recent Permit Information

Permit 16-0005 on 12/26/2017 for \$0 category ADDITION.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	105,800	2022 Taxable:	105,800	Acreage:	0.23
Zoning:	C-2	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1934
Occupancy: Single Family
Class: BC
Style: TWO STORY
Exterior:
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,826
Ground Area: 1,165
Garage Area: 592
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-300-1331-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOLSTER, AARON & CARL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	228 E KEEGAN ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2613-673	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	BOLSTER, AARON & CARL 228 E KEEGAN ST DEERFIELD MI 49238	Description:	LOT 133 EX N 82.5 FT & EX E 80 FT ALSO THE E 13.2 FT OF LOT 135 ASSESS PLAT NO 1 DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 02/26/2021 for 177,000 by HAMPTON, KATINA I & RICHARD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2613-673

Most Recent Permit Information

Permit 18-0006 on 05/02/2018 for \$0 category SHED.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	95,400	2022 Taxable:	95,400	Acreage:	0.57
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1860
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,205
Ground Area: 1,902
Garage Area: 840
Basement Area: 1,692
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-300-1361-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FAGUNDO, MICHAEL & PAMELA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	158 E KEEGAN ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2597-819	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	FAGUNDO, MICHAEL & PAMELA 359 W CHICAGO BLVD BRITTON MI 49229	Description:	THAT PART OF LOT 136 BEG AT SE COR SD LOT TH N'LY 193.07 FT TH W'LY 93.17 FT TH S'LY 196.28 FT TO S LI SD LOT TH E TO POB ASSESSORS PLAT NO 1 DEERFIELD VILL.

Most Recent Sale Information

Sold on 05/07/2020 for 39,900 by BSJ REAL ESTATE LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2597-819

Most Recent Permit Information

Permit 20-0017 on 12/10/2020 for \$0 category FENCE.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	29,000	2022 Taxable:	29,000	Acreage:	0.42
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: D
Style: CONVENTIONAL
Exterior:
% Good (Physical): 29
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,682
Ground Area: 1,142
Garage Area: 0
Basement Area: 442
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-305-0091-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FARRAR, KODIAK LEE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	468 W RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2618-02	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	FARRAR, KODIAK LEE 468 W RIVER ST DEERFIELD MI 49238	Description:	THAT PART OF LOT 9 BEG IN W'LY LI RIVER ST AT A PT LOC 99.4 FT S 35°08'W FROM NE'LY LI LOT 9 RUNN TH S 35°08'W ALG W'LY LI OF RIVER ST 80 FT TO SW'LY LI OF SD LOT TH N 37°26'W ALG LOT LI 364 FT TO THE NW COR TH N 88°48'E ALG N LI 55.39 FT TH S 43°20'E 308.6 FT TO PL OF BEG ASSESSORS PLAT NO 2 DEERFIELD VILL.

Most Recent Sale Information

Sold on 04/21/2021 for 137,000 by WALTERS, MISTY M & PAUL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618-02

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	38,000	2022 Taxable:	38,000	Acreage:	0.48
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 53
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,238
Ground Area: 906
Garage Area: 315
Basement Area: 906
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-305-0220-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EARLY, DAVID L & STEPHANIE J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	337 W RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2603-763	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	EARLY, DAVID L & STEPHANIE J 337 W RIVER ST DEERFIELD MI 49238	Description:	LOT 22 ASSESSORS PLAT NO 2 DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 08/28/2020 for 110,000 by CLEMENT, WILLIAM.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2603-763

Most Recent Permit Information

Permit 18-0016 on 07/31/2018 for \$0 category REMODEL.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	57,700	2022 Taxable:	57,700	Acreage:	0.44
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: D
Style: TWO STORY
Exterior:
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,938
Ground Area: 969
Garage Area: 360
Basement Area: 969
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-305-0700-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BISE, LESLIE & RICK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	436 E RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2612-220	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	BISE, LESLIE & RICK 436 E RIVER ST DEERFIELD MI 49238-8702	Description:	THAT PART OF LOT 70 BEG AT SE COR LOT 71 RUNN TH S 85^25'E 85 FT FOR A FUR POB TH S 85^25'E 85 FT TH N 0^24'W 264 FT TH N 85^25'W 85 FT TH S 0^24'E TO FUR POB ASSESSORS PLAT NO 2 OF DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 12/30/2020 for 165,000 by MILLER, MARK.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610-910

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	82,300	2022 Taxable:	82,300	Acreage:	0.51
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: C
Style: TWO STORY
Exterior:
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,851
Ground Area: 1,392
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-305-0701-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NOUNE, ANDREW	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	442 E RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2609-782	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	NOUNE, ANDREW 40874 IVYWOOD LN PLYMOUTH MI 48170	Description:	LOT 70 EX LD BEG AT SE COR LOT 71 RUNN TH S 85^25'E 170 FT TH N 264 FT TH N 85^25'W 170 FT TO NE COR LOT 71 TH S 264 FT TO POB ASSESSOR PLAT NO 2 OF DEERFIELD VILLAGE ALSO LD BEG AT SE COR LOT 16 PLAT OF EXTENSION OF WELKER ADD RUNN TH S 68 DEG W APPROX 672 FT (ALG N'LY RR R/W) TH S 1 DEG E 105.90 FT TO S'LY RR R/W TH N 68 DEG E APPROX 672 FT TH N 1 DEG W 105.90 FT TO POB SEC 12 VILL OF DEERFIELD

Most Recent Sale Information

Sold on 12/18/2020 for 85,000 by MATTHIAS, JAMES W & EMMA D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2609-782

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	38,900	2022 Taxable:	38,900	Acreage:	10.69
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
.E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 72
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 0
Ground Area: 0
Garage Area: 768
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-305-0961-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WANSHON, HEATHER MARIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	198 DEERFIELD RD DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2615-573	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	Description:		
WANSHON, HEATHER MARIE 198 DEERFIELD RD DEERFIELD MI 49238	LD BEG AT SE COR LOT 96 RUNN TH S 70°21'W 84.06 FT TH N 1°46'W 145.81 FT TH N 88°14'E 80 FT TO E LI SD LOT TH S 1°46'E 120 FT TO POB ASSESSORS PLAT NO 2 DEERFIELD VILL		

Most Recent Sale Information

Sold on 03/12/2021 for 94,000 by BANEK, KATHY L & FRANK.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2615-573

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	45,300	2022 Taxable:	45,300	Acreage:	0.26
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,186
Ground Area: 678
Garage Area: 576
Basement Area: 678
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-410-0170-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PRATER, JUSTIN D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	248 CAREY ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2610-531	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:		Description:	
PRATER, JUSTIN D		LOTS 17 AND 18 W H DRYERS PLAT	
248 CAREY ST			
DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 12/29/2020 for 132,000 by FACE, DUSTIN W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610-531

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	0
2022 S.E.V.:	67,600	2022 Taxable:	67,600	Acreage:	0.35
Zoning:	RT	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,004
Ground Area: 1,336
Garage Area: 288
Basement Area: 1,336
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

08/22/2022 3:26 PM

Information herein deemed reliable but not guaranteed

Parcel:	DE7-500-0030-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GAWRYCH, TIMOTHY LEE & RACHEL LYNN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	314 EASTWOOD CT DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2640-160	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	GAWRYCH, TIMOTHY LEE & RACHEL LYNN 314 EASTWOOD CT DEERFIELD MI 49238-9715	Description:	LOT 3 HOWELL ADDITION TO DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 05/20/2022 for 196,000 by LONGNECKER, DUSTIN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-160

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	70 X 110 X 70 X 110
2022 S.E.V.:	48,400	2022 Taxable:	37,807	Acreage:	0.18
Zoning:	R-1	Land Value:	Tentative	Frontage:	70.0
.E:	100.000	Land Impr. Value:	Tentative	Average Depth:	110.0

Improvement Data

of Residential Buildings: 1
Year Built: 1945
Occupancy: Single Family
Class: C
Style: SINGLE STORY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,231
Ground Area: 985
Garage Area: 456
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-650-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARRERA, ISAAC A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	297 ELM ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2632-241	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	BARRERA, ISAAC A LAURA E ROBINSON 297 ELM ST DEERFIELD MI 49238	Description:	LOT 8 THOMPSONS ADDITION TO DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 01/07/2022 for 85,000 by PITNEY, DANIEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-241

Most Recent Permit Information

Permit 15-989552 on 12/18/2015 for \$0 category REMODEL.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	36,700	2022 Taxable:	29,727	Acreage:	0.16
Zoning:	RT	Land Value:	Tentative	Frontage:	0.0
.E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1870
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 788
Ground Area: 788
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 3:26 PM

Parcel:	DE7-650-0120-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WISE, MICHAEL C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	161 W KEEGAN ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2643-840	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OVR OLDER VILLAGE RES
Mailing Address:	WISE, MICHAEL C 560 E RIVER ST DEERFIELD MI 49238	Description:	LOT 12 THOMPSONS ADDITION TO DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 08/12/2022 for 199,000 by VITTORE, ASHLEY N & CHARLES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2643-840

Most Recent Permit Information

Permit 20-0007 on 07/07/2020 for \$0 category FENCE.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	60,400	2022 Taxable:	60,400	Acreage:	0.14
Zoning:	RT	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,620
Ground Area: 1,080
Garage Area: 576
Basement Area: 936
Basement Walls:
Estimated TCV: Tentative

Deerfield Village Older Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE7-300-0611-00	336 PARK ST	09/13/21	\$134,900	MLC	03-ARM'S LENGTH	\$134,900	\$54,600
DE7-300-0791-00	308 E RIVER ST	03/16/21	\$182,100	WD	03-ARM'S LENGTH	\$182,100	\$91,200
DE7-300-0821-00	146 E RIVER ST	09/18/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$23,100
DE7-300-0841-00	118 RAISIN ST	10/29/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$22,400
DE7-300-0851-00	134 RAISIN ST	07/13/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$99,300
DE7-300-1331-00	228 E KEEGAN ST	02/26/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$94,500
DE7-300-1361-00	158 E KEEGAN ST	05/07/20	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$29,700
DE7-300-1430-00	433 CAREY ST	04/22/21	\$140,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$50,000
DE7-305-0091-00	468 W RIVER ST	04/21/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$39,400
DE7-305-0220-00	337 W RIVER ST	08/28/20	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$57,600
DE7-305-0700-00	436 E RIVER ST	12/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,500
DE7-305-0701-00	442 E RIVER ST	12/18/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,100
DE7-305-0961-00	198 DEERFIELD RD	03/12/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$41,700
DE7-410-0170-00	248 CAREY ST	12/29/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$65,100
DE7-500-0010-00	334 EASTWOOD CT	09/24/21	\$127,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$127,000	\$45,000
DE7-500-0030-00	314 EASTWOOD CT	04/01/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$34,100
Totals:			\$1,940,800			\$1,940,800	\$842,300
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40.47	\$119,113	\$18,406	\$116,494	\$133,387	0.873	1,732	\$67.26	OVR
50.08	\$214,834	\$15,621	\$166,479	\$263,858	0.631	2,845	\$58.52	OVR
50.22	\$54,088	\$9,179	\$36,821	\$59,482	0.619	707	\$52.08	OVR
40.00	\$52,672	\$5,398	\$50,602	\$62,615	0.808	760	\$66.58	OVR
52.29	\$229,610	\$12,375	\$177,525	\$287,728	0.617	1,826	\$97.22	OVR
53.39	\$199,346	\$37,888	\$139,112	\$213,852	0.651	2,205	\$63.09	OVR
74.44	\$58,168	\$18,594	\$21,306	\$52,416	0.406	1,682	\$12.67	OVR
35.71	\$104,419	\$20,976	\$119,024	\$110,521	1.077	1,070	\$111.24	OVR
28.76	\$81,726	\$16,800	\$120,200	\$85,995	1.398	1,238	\$97.09	OVR
52.36	\$123,702	\$15,400	\$94,600	\$141,487	0.669	1,938	\$48.81	OVR
32.42	\$176,180	\$31,872	\$133,128	\$190,628	0.698	1,851	\$71.92	OVR
48.35	\$84,306	\$69,485	\$15,515	\$19,630	0.790	0	#DIV/0!	OVR
44.36	\$97,998	\$15,360	\$78,640	\$109,454	0.718	1,186	\$66.31	OVR
49.32	\$143,638	\$17,706	\$114,294	\$166,797	0.685	2,004	\$57.03	OVR
35.43	\$94,421	\$20,404	\$106,596	\$98,036	1.087	995	\$107.13	OVR
27.28	\$120,853	\$9,735	\$115,265	\$147,176	0.783	1,231	\$93.64	OVR
\$1,955,074		\$1,605,601		\$2,143,062		#DIV/0!		
43.40				E.C.F. =>	0.749	Std. Deviation=>		0.23616888
11.79				Ave. E.C.F. =>	0.782	Ave. Variance=>		16.7899

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
9.1375	CONVENTIONAL	\$15,400		ASSESSOR PLAT 1- SE	401	65
15.1039	TWO STORY	\$11,550		ASSESSOR PLAT 1- SE	401	65
16.2953	SINGLE STORY	\$7,700		ASSESSOR PLAT 1- SE	401	58
2.6171	SINGLE STORY	\$3,850		ASSESSOR PLAT 1- SE	401	59
16.4992	TWO STORY	\$12,375		ASSESSOR PLAT 1- SE	401	90
13.1473	CONVENTIONAL	\$22,800		ASSESSOR'S NO. 1 NE	401	65
37.5500	CONVENTIONAL	\$16,680		ASSESSOR'S NO. 1 NE	401	29
29.4960	CONVENTIONAL	\$20,976	DE7-300-1420-00	ASSESSOR'S NO. 1 NE	401	57
61.5781	CONVENTIONAL	\$16,800		ASSESSOR'S PLAT 2- W RIVER	401	53
11.3366	TWO STORY	\$15,400		ASSESSOR'S PLAT 2- W RIVER	401	66
8.3614	TWO STORY	\$25,500		ASSESSOR PLAT 2 SE	401	78
0.8373	CONVENTIONAL	\$69,485		RESIDENTIAL IN TOWNSHIP	401	72
6.3506	CONVENTIONAL	\$15,360		ASSESSORS PLAT 2 - NW	401	68
9.6753	CONVENTIONAL	\$14,000		ASSESSOR'S NO. 1 NE	401	60
30.5338	SINGLE STORY	\$19,600	DE7-300-0881-00	ASSESSOR PLAT 1- SE	401	65
0.1197	SINGLE STORY	\$9,735		ASSESSOR PLAT 1- SE	401	84

3.2771

Coefficient of Var=> 21.47107883

Neighborhoods Used: MVR - MODERN VILLAGE RES, WITTS - WITTS END

551 W RIVER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0153-00	12/21/2021 MVR	401	196,000	37,777	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	157,441	143,379	1.098
Acultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	782	712	1.098		



420 W RIVER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0112-00	07/30/2021 MVR	401	130,000	8,747	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	121,253	117,095	1.036



154 N COUNTY LINE HWY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-630-0010-00	05/21/2021 MVR	401	240,000	48,431	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86	191,569	245,529	0.780



457 E KEEGAN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-750-0174-00	01/11/2021 MVR	401	151,500	31,625	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR/MAN	71	119,875	144,460	0.830



16 EW AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0521-00	11/30/2020 MVR	401	105,000	26,798	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR/MAN	64	78,202	116,635	0.670



557 W RIVER ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-305-0142-00	11/05/2020 MVR	401	140,000	33,937	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	106,063	169,822	0.625



478 PARK ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-300-1150-00	10/23/2020 MVR	401	125,000	18,453	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	106,547	141,418	0.753



309 BACON ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
DE7-700-0110-00	09/28/2020 MVR	401	135,000	23,243	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	111,757	151,810	0.736



01:51 PM

Page: 3/3

DB: Lenawee County 2023

1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)

Single Family E.C.F.	: 0.807 (8)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Ag Cultural E.C.F.	: 1.098 (1)
Commercial E.C.F.	: 1.000 (0)

Neighborhood(s): MVR - MODERN VILLAGE RES, WITTS - WITTS END

Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-300-1150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PREECE, SUSAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	478 PARK ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2607-227	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	PREECE, SUSAN 478 PARK ST DEERFIELD MI 49238	Description:	LOTS 116 & 115 EXC THE N 9.7 FT THEREFROM ASSESSOR'S PLAT NO 1 DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 10/23/2020 for 125,000 by PINONIEMI, BRANDON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-227

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	60,100	2022 Taxable:	60,100	Acreage:	0.35
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,260
Ground Area: 1,260
Garage Area: 480
Basement Area: 0
Basement Walls: Poured
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-305-0112-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WEATHERHOLT, DAWN M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	420 W RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2623-479	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES

Mailing Address:

WEATHERHOLT, DAWN M
JOHN A HORTON
420 W RIVER ST
DEERFIELD MI 49238

Description:

PT OF LOT 11 ASSESSOR'S PLAT NO 2 DES AS COMM AT THE SW'ERLY COR OF SD LOT TH NE'ERLY ALG THE N'LY LI OF RIVER ST 62 FT TH NW'ERLY AT RIGHT ANGLES TO RIVER ST TO THE NW'ERLY LI OF SD LOT 11 TH SW'ERLY ALG THE NW'ERLY LI OF SD LOT TO THE NW'ERLY COR OF SD LOT TH SE'ERLY ALG THE SW'ERLY SIDE OF SD LOT TO THE POB ALSO PT OF LOT 10 OF SD PLAT DES AS BEG AT THE MOST E'ERLY COR OF SD LOT TH S 35°08'00"W 15 FT ALG THE SE'ERLY LI OF SD LOT (ALSO BEING THE NW'ERLY LI OF RIVER ST) TH N57°23'29"W 115.38 FT TO TO THE MOST W'ERLY COR OF LOT 11 OF SD PLAT TH S64°45'00"E 117.00 FT TO THE POB

Most Recent Sale Information

Sold on 07/30/2021 for 130,000 by HIGGINS, JESSICA L (MARLOW).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-479

Most Recent Permit Information

Permit 15-0003 on 03/25/2015 for \$0 category ADDITION.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	46,100	2022 Taxable:	46,100	Acreage:	0.16
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1953
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,249
Ground Area: 1,221
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-305-0142-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CANNON, MERCEDES E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	557 W RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2607-992	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	CANNON, MERCEDES E 557 W RIVER ST DEERFIELD MI 49238	Description:	NE'LY 100 FT OF LOT 14 EXTENDING TO WATERS EDGE CONT .86 ACRE ASSESSORS PLAT NO 2 DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 11/05/2020 for 140,000 by SORTOR, DONNA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-992

Most Recent Permit Information

Permit 17-0002 on 02/14/2017 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	77,300	2022 Taxable:	77,300	Acreage:	0.86
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 3
Floor Area: 1,463
Ground Area: 1,463
Garage Area: 439
Basement Area: 1,463
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-305-0153-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PERRON, ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	551 W RIVER ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2632-83	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES

Mailing Address:

PERRON, ROBERT
551 W RIVER ST
DEERFIELD MI 49238

Description:

PT OF THE NW1/4 OF THE SW1/4 OF SEC 12 T7S R5E DES AS COMM I THE SE'LY LI OF RIVER ST 100 FT N35°08"E OF THE MOST W'ERLY COR OF LOT 15 ASSESSOR'S PLAT NO 2 V/DEERFIELD & RUNN TH N35°08"E ALG SD ST LI 90 FT TH S46°49"E 613 FT M/L TO THE CENTER OF THE RIVER RAISIN TH S88°09'W ALG THE CENTER OF SD RIVER 125.94 FT TH N46°49'W 511.4 FT M/L TO THE POB ALSO THAT PT OF LOT 15 ASSESSOR'S PLAT NO 2 V/DEERFIELD & PT OF THE SW1/4 OF SD SEC 12 DES AS COMM IN THE SE'ERLY LI OF RIVER ST AT A PT LOC 455.8 FT SW'ERLY THE THE MOST N'ERLY CORNER OF SD LOT 15 & RUNN TH S35°08"W ALG THE SE'ERLY LI OF SD RIVER ST 15 FT TH S46°49'E 573 FT TH N76°38'E 27.15 FT TH N47°34'W 590.17 FT TO THE POB - LOT EXT TO THE CENTER OF RIVER RAISIN

Most Recent Sale Information

Sold on 12/21/2021 for 196,000 by REEVES, PATRICIA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-83

Most Recent Permit Information

Permit 19-886658 on 07/08/2019 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	70,100	2022 Taxable:	70,100	Acreage:	1.08
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1965

Occupancy: Single Family

Class: C-5

Style: RANCH

Exterior:

% Good (Physical): 60

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 1 Half Baths: 1

Floor Area: 1,522

Ground Area: 1,522

Garage Area: 240

Basement Area: 1,298

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-305-0521-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ALBAIN, DENA MARIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	161 DREW AVE DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2608-576	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	ALBAIN, DENA MARIE HAROLD & DARLEN SALENBIEN 161 DREW AVE DEERFIELD MI 49238	Description:	LD BEG AT SW COR OF LOT 52 RUNN N ALG W LI OF SD LOT 52 153.8 FT N 89^03'E 235.25 FT TO E LI OF LOT 52 TH S 128.3 FT TO SE COR OF LOT 52 W ALG S'LY LI OF LOT 52-237.3 FT TO BEG EX LOT BEG 103.8 FT N OF SW COR OF LOT 52 RUNN TH N ALG E LI OF DREW AVE. 50 FT TH E 100 FT TH S 50 FT TH W 100 FT TO POB ASSESSORS PLAT NO 2 DEERFIELD VILL.

Most Recent Sale Information

Sold on 11/30/2020 for 105,000 by CASE, DARWYN C JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2608-576

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	54,800	2022 Taxable:	54,800	Acreage:	0.63
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,392
Ground Area: 1,392
Garage Area: 768
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-630-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	COOPER, SCOTT W SR & JACKIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	154 N COUNTY LINE HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2617-744	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Storm Sewer, Water, Sewer, Electric, Gas	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	COOPER, SCOTT W SR & JACKIE 154 N COUNTY LINE HWY DEERFIELD MI 49238	Description:	LOT 1 REITER

Most Recent Sale Information

Sold on 05/21/2021 for 240,000 by KIBBEE, WENDY S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-744

Most Recent Permit Information

Permit 19-0005 on 04/22/2019 for \$0 category SHED.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	100 X 255
2022 S.E.V.:	111,800	2022 Taxable:	111,800	Acreage:	0.59
Zoning:	R-2	Land Value:	Tentative	Frontage:	100.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	255.0

Improvement Data

of Residential Buildings: 1
Year Built: 1979
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior:
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,532
Ground Area: 1,532
Garage Area: 576
Basement Area: 1,532
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-700-0110-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NAGY, TONYA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	309 BACON ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2604-867	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road. Storm Sewer, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	Description:		
NAGY, TONYA NICHOLAS T SCHMIDT 309 BACON ST DEERFIELD MI 49238	LOTS 11 AND 12 WELKER ADDITION TO DEERFIELD VILL		

Most Recent Sale Information

Sold on 09/28/2020 for 135,000 by BARTA, ROBERT O.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604-867

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	132 X 146 X
2022 S.E.V.:	65,600	2022 Taxable:	65,600	Acreage:	0.43
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,524
Ground Area: 1,524
Garage Area: 528
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/22/2022 1:58 PM

Parcel:	DE7-750-0174-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SLOAN, LOWELL D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	457 E KEEGAN ST DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2634-444	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MVR MODERN VILLAGE RES
Mailing Address:	SLOAN, LOWELL D 457 E KEEGAN ST DEERFIELD MI 49238	Description:	LD BEG AT NE COR LOT 17, RUNN TH S 195.87 FT TH S 86 DEG W 100.92 FT TH N 195.91 FT TH N 86 DEG E 100 FT TO POB EXT OF WELKER ADD TO DEERFIELD VILLAGE

Most Recent Sale Information

Sold on 01/11/2021 for 151,500 by FORCHE, FLORINE, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610-778

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	100 X 195 X 100 X 195
2022 S.E.V.:	67,600	2022 Taxable:	67,600	Acreage:	0.45
Zoning:	R-1	Land Value:	Tentative	Frontage:	100.0
.E:	100.000	Land Impr. Value:	Tentative	Average Depth:	195.9

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,296
Ground Area: 1,296
Garage Area: 1,008
Basement Area: 1,104
Basement Walls: Poured
Estimated TCV: Tentative

Witts End ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE7-300-1150-00	478 PARK ST	07/23/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,800	47.04
DE7-305-0112-00	420 W RIVER ST	07/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,500	35.77
DE7-305-0142-00	557 W RIVER ST	11/05/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$76,800	54.86
DE7-305-0153-00	551 W RIVER ST	12/21/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$73,900	37.70
DE7-305-0521-00	161 DREW AVE	11/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,700	52.10
DE7-630-0010-00	154 N COUNTY LINE HWY	05/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92
DE7-700-0110-00	309 BACON ST	09/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,300	45.41
DE7-750-0174-00	457 E KEEGAN ST	01/11/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$64,600	42.64
		Totals:	\$1,222,500			\$1,222,500	\$546,800	
Sale. Ratio =>								44.73
Std. Dev. =>								6.51

Due to lack of improved sales in Witts End, Modern Village ECF neighborhood sales used to develop 2023 ECF.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$128,759	\$18,453	\$106,547	\$141,418	0.753	1,260	\$84.56	MVR	6.2612
\$100,081	\$8,747	\$121,253	\$117,095	1.036	1,249	\$97.08	MVR	21.9480
\$166,398	\$33,937	\$106,063	\$169,822	0.625	1,463	\$72.50	MVR	19.1476
\$150,325	\$37,777	\$158,223	\$144,091	1.098	1,522	\$103.96	MVR	28.2042
\$117,773	\$26,798	\$78,202	\$116,635	0.670	1,392	\$56.18	MVR	14.5544
\$239,944	\$48,431	\$191,569	\$245,529	0.780	1,532	\$125.05	MVR	3.5803
\$141,655	\$23,243	\$111,757	\$151,810	0.736	1,524	\$73.33	MVR	7.9869
\$144,304	\$31,625	\$119,875	\$144,460	0.830	1,296	\$92.50	MVR	1.3782
\$1,189,239		\$993,489	\$1,230,861			\$88.14		0.8881
			E.C.F. =>	0.807		Std. Deviation=>	0.16790151	
			Ave. E.C.F. =>	0.816		Ave. Variance=>	12.8826	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$16,944	ASSESSOR'S NO. 1 NE	401	73
RANCH	\$5,600	ASSESSOR'S PLAT 2- W RIVER	401	58
RANCH	\$30,100	ASSESSOR'S PLAT 2- W RIVER	401	59
RANCH	\$35,800	ASSESSOR'S PLAT 2- W RIVER	401	60
MODULAR/MAN	\$22,050	ASSESSOR'S PLAT 2- W RIVER	401	64
RANCH	\$29,250	ASSESSOR PLAT 2 SE	401	86
RANCH	\$21,550	ASSESSOR PLAT 1- SE	401	64
MODULAR/MAN	\$22,500	ASSESSOR PLAT 2 SE	401	71

15.78689423

Witts End Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
DE7-640-0070-00	100 WITTS END	03/18/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$21,400	42.80	\$52,050
Totals:			\$50,000			\$50,000	\$21,400		\$52,050
								Sale. Ratio =>	42.80
								Std. Dev. =>	#DIV/0!

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
\$50,000	\$52,050	1.41	1.41	\$35,461	\$0.81	0.00	WITTS	2615-199	402
\$50,000	\$52,050	1.41	1.41						
		Average per Net Acre=>	35,460.99	Average per SqFt=>	\$0.81				

9

Deerfield Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE0-125-4510-00	2297 BUCHOLTZ HWY	09/28/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900
DE0-133-2600-00	9602 GARNO RD	06/14/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$112,500
DE0-202-1800-00	1515 S KEINATH HWY	11/02/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,000
DE0-209-4320-00	11803 DEERFIELD RD	11/04/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$64,100
DE0-211-1150-00	2248 S KEINATH HWY	04/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,800
DE0-214-3800-00	3913 HOFFMAN HWY	07/16/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$70,800
DE0-214-3925-00	13620 ATEN RD	08/06/21	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$93,700
DE0-236-1575-00	6403 RODESILER HWY	03/15/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$111,500
Totals:			\$1,841,000			\$1,841,000	\$667,300

Sale. Ratio =>

Std. Dev. =>

Due to a lack of sales in the 101 class, sales from the 401 class throughout the township were used to develop the 2023 Agricultural ECF. ECF of 1.201 utilized for the 2023 year.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41.46	\$139,929	\$37,735	\$92,265	\$97,868	0.943	1,272	\$72.54	OTR
37.25	\$276,943	\$45,900	\$256,100	\$220,486	1.162	2,293	\$111.69	OTR
40.00	\$211,988	\$34,240	\$185,760	\$162,065	1.146	1,440	\$129.00	MTR
27.28	\$163,048	\$58,387	\$176,613	\$99,677	1.772	1,190	\$148.41	OTR
40.44	\$163,761	\$64,606	\$115,394	\$94,814	1.217	1,050	\$109.90	OTR
28.55	\$178,687	\$64,608	\$183,392	\$109,105	1.681	1,472	\$124.59	OTR
44.62	\$253,441	\$81,110	\$128,890	\$126,110	1.022	1,395	\$92.39	MTR
35.28	\$334,394	\$40,638	\$275,362	\$267,437	1.030	2,208	\$124.71	MTR
	\$1,722,191		\$1,413,776	\$1,177,564			\$114.15	
36.25				E.C.F. =>	1.201		Std. Deviation=>	0.30995281
6.18				Ave. E.C.F. =>	1.246		Ave. Variance=>	114.4894

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
94.2747	CONVENTIONAL	\$37,735		RESIDENTIAL IN TOWNSHIP	401	49
116.1523	CONTEMPORARY	\$41,900		RESIDENTIAL IN TOWNSHIP	401	65
114.6209	RANCH	\$32,813		RESIDENTIAL IN TOWNSHIP	401	65
177.1851	CONVENTIONAL	\$41,800		RESIDENTIAL IN TOWNSHIP	401	49
121.7051	CONVENTIONAL	\$63,600		RESIDENTIAL IN TOWNSHIP	401	61
168.0870	TWO STORY	\$64,608		RESIDENTIAL IN TOWNSHIP	401	52
102.2044	RANCH	\$81,110	DE0-214-3900-00	RESIDENTIAL IN TOWNSHIP	401	67
21.6859	TWO STORY	\$38,210		RESIDENTIAL IN TOWNSHIP	401	84

4.5897

Coefficient of Var=> 91.8493987

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-125-4510-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILLER, JEREMY & ABBIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2297 BUCHOLTZ HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2627-563	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:	MILLER, JEREMY & ABBIE 2348 BUCHOLTZ HWY DEERFIELD MI 49238	Description:	LD DES AS COMM AT S1/4 COR OF SEC 25 T6S R5E TH N 1084.20 FT ALG N-S 1/4 LI (CNTRLI OF BUCHOLTZ HWY) FOR A POB TH CONT N 216.19 FT TH S88^03'50"E 346.27 TH S04^46'41"W 50.38 FT TH S86^10'20"W 59.01 FT TH S20^53'44"W 98.39 FT TH S83^12'10"W 139.26 FT TH S04^07'24"E 42.51 FT TH N89^46'18"W 112.68 FT TO POB.

Most Recent Sale Information

Sold on 09/28/2021 for 130,000 by DENNISON, JOHN J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-563

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	52,700	2022 Taxable:	52,700	Acreage:	1.21
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 49

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,272

Ground Area: 888

Garage Area: 240

Basement Area: 504

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-133-2600-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PAWSON, ZACHARY T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9602 GARNO RD DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2620-936	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped, Pond	Neighborhood:	OTR OLDER TOWNSHIP RES

Mailing Address:

PAWSON, ZACHARY T
9602 GARNO RD
DEERFIELD MI 49238

Description:

LD BEG 445.29 FT E FROM CTR POST SEC 33 RUNN TH N 357 FT TH E 302 FT TO E LI OF W 22.5 ACRES OF SW 1/4 OF NE 1/4 TH S 215 FT TH W 147 FT TH S 142 FT TO E AND W 1/4 LI TH W 155 FT TO POB ALSO LD DES AS COMM ON THE E-W 1/4 LI OF SD SEC AT A PT LOC 600.29 FT E FROM THE CENTER POST OF SD SEC & RUNN TH N PAR WITH THE E LI OF THE W 22 1/2 AC OF THE SW1/4 OF THE NE1/4 OF SD SEC 142 FT TH E PAR WITH THE E-W 1/4 LI OF SD SEC 147 FT TO THE E LI OF THE SD W 22 1/2 AC OF THE SW1/4 OF THE NE1/4 OF SD SEC TH S ALG SD LI 142 FT TO THE E-W 1/4 LI OF SD SEC TH W ALG SD 1/4 LI 147 FT TO THE POB
1/12/2015 COMB FROM DE0-133-2605-00

Most Recent Sale Information

Sold on 06/14/2021 for 302,000 by GLAUNER FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620-936

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	109,500	2022 Taxable:	109,500	Acreage:	2.00
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
IRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C
Style: CONTEMPORARY
Exterior:
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,293
Ground Area: 1,365
Garage Area: 1,272
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-202-1800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SILER, DAVID R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1515 S KEINATH HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2628-868	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MTR MODERN TOWNSHIP RES
Mailing Address:	Description:		
SILER, DAVID R	W 16 RDS OF S 10 RDS OF E 1/2 OF NW 1/4 SEC 2		
1515 S KEINATH HWY			
DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 11/02/2021 for 220,000 by TABBERT, ROBERT D, ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628-868

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	85,000	2022 Taxable:	85,000	Acreage:	1.00
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 65
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,440
Ground Area: 1,440
Garage Area: 528
Basement Area: 1,440
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-209-4320-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DIXON, ETHAN & TALIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11803 DEERFIELD RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2645-938	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:	Description: LD BEG ON CTR LI OF HWY 730 FT W & 62.7 FT S FROM E-1/4 POST SEC 9 RUNN TH S 235 FT TO CTR LI CO DRAIN TH NW'LY ALG SD DRAIN TO A PT 499.83 FT W & 53 FT S OF POB TH N 53 FT TH S 89 DEG 47'E 499.83 FT TO POB SEC 9		
DIXON, ETHAN & TALIA 11803 DEERFIELD RD BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 09/23/2022 for 249,000 by WEBSTER, JAMISON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2645-938

Most Recent Permit Information

Permit 21-0005 on 05/18/2021 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,900	2022 Taxable:	62,900	Acreage:	2.24
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,190
Ground Area: 952
Garage Area: 576
Basement Area: 952
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-211-1150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARTA, ALEXANDER THOMAS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2248 S KEINATH HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2618-517	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:		Description:	
BARTA, ALEXANDER THOMAS		SE 1/4 OF NW 1/4 OF NW 1/4 SEC 11	
2248 S KEINATH HWY			
DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 04/26/2021 for 180,000 by FICK, ROSE E, REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618-517

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	68,400	2022 Taxable:	68,400	Acres:	9.91
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1800
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 61
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,050
Ground Area: 1,050
Garage Area: 0
Basement Area: 520
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-214-3800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HIMBURG, DANYELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3913 HOFFMAN HWY DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2624-672	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Rolling, Low, High, Landscaped, Wooded, Flood Plain	Neighborhood:	OTR OLDER TOWNSHIP RES
Mailing Address:	Description:		
HIMBURG, DANYELLE	LD 1271.45 FT N 89 DEG E FROM SW COR SEC 14 TH N 2 DEG W 765 FT TH N 89 DEG E 190 FT TH S 2 DEG E 90.5 FT TH N		
CHASE REYNOLDS	89 DEG E 877.01 FT TH ALG DRAIN S 28 DEG 41'41"W 164.16 FT AND S 47 DEG 28'13"W 77.5 FT AND S 35 DEG 16'56" W		
3913 HOFFMAN HWY	260.87 FT AND S 66 DEG 36'01"W 26.56 FT TH S 89 DEG W 591.56 FT TH S 0 DEG 55'21"E 260 FT TH S 89 DEG W 145.06		
DEERFIELD MI 49238	FT TO POB		

Most Recent Sale Information

Sold on 07/16/2021 for 248,000 by MAC BETH, RAELYNNE, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2624-672

Most Recent Permit Information

Permit PB-2202 on 04/18/2022 for \$0 category POLE BARN.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	67,100	2022 Taxable:	67,100	Acreage:	9.18
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1914
Occupancy: Single Family
Class: D
Style: TWO STORY
Exterior:
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,472
Ground Area: 821
Garage Area: 528
Basement Area: 821
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 4
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-214-3925-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GANO, DAVID	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13620 ATEN RD DEERFIELD, MI 49238	Taxable Status	TAXABLE
Liber/Page:	2642-470	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Rolling, Low, High, Landscaped, Pond, Flood Plain	Neighborhood:	MTR MODERN TOWNSHIP RES
Mailing Address:	Description:		
GANO, DAVID	LD BEG AT S 1/4 POST SEC 14 RUNN TH W 132 FT TH N TO MARGIN OF RIVER RAISIN AT LOW WATER MARK TH DWN		
13620 ATEN RD	STREAM TO N AND S 1/4 LI TH S TO POB SEC 14		
DEERFIELD MI 49238			

Most Recent Sale Information

Sold on 08/06/2021 for 210,000 by JENKS, CODY EDWARD.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2624-66

Most Recent Permit Information

Permit 17-9965 on 09/14/2017 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	74,900	2022 Taxable:	74,900	Acreage:	2.85
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,395
Ground Area: 1,395
Garage Area: 768
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 7:24 AM

Parcel:	DE0-236-1575-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ASBURY, BRADLEY M & CATHERINE P	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6403 RODESILER HWY BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2615-459	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	DE0 DEERFIELD TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46070 BRITTON DEERFIELD SCHOOLS (DEERFIELD
Topography:	Level, High, Landscaped	Neighborhood:	MTR MODERN TOWNSHIP RES
Mailing Address:	ASBURY, BRADLEY M & CATHERINE P 6403 RODESILER HWY BLISSFIELD MI 49228	Description:	LD DES AS COMM ON THE W LI OF SEC 36 T7S R5E AT A PT LOC 448 FT N01^40'42"E FROM THE W1/4 COR OF SD SEC & RUNN TH N01^40'42"E ALG SD LI 184.35 FT TH N89^39'52"E 303 FT TH S01^40'42"W 184.35 FT TH S89^39'52"W 303 FT TO POB (SURVEY 1.281 AC)

Most Recent Sale Information

Sold on 03/15/2021 for 316,000 by CIACELLI, RYAN & JENNY RENEE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2615-459

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	137,300	2022 Taxable:	137,300	Acreage:	1.28
Zoning:	NONE (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: TWO STORY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,208
Ground Area: 1,312
Garage Area: 672
Basement Area: 1,204
Basement Walls: Block
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

2023 Deerfield Township Land Value Study Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Tillable Acres	Cost per Acre	Comments
RG0-104-3050-00	1/25/2022	\$145,000.00	17.9	\$8,100.56	
RG0-133-3800-00	9/22/2020	\$150,000.00	20	\$7,500.00	
RG0-104-2775-00	3/15/2022	\$147,646.00	22.293	\$6,622.98	
RG0-116-4300-00	8/19/2019	\$169,000.00	24.42	\$6,920.56	
RG0-124-1055-00	2/15/2019	\$200,000.00	29.53	\$6,772.77	
RG0-104-2750-00	3/15/2022	\$202,842.00	30.627	\$6,622.98	
RG0-104-4150-00	3/15/2022	\$279,512.00	42.19	\$6,625.08	
RG0-205-2800-00	2/17/2020	\$525,000.00	68.88	\$7,621.95	
BL0-132-4150-00	5/20/2020	\$455,329.00	55.64	\$8,183.48	
Total Sale Price:		\$2,274,329.00			
Total Acres			311.48		
Average P/Ac Good Sales				\$7,301.69	

2023 Till Per Acre Value: \$7,300.00

Not Used					
RG0-201-4350-00	01/25/2022	\$2,400.00	0.73	\$3,287.67	Family Sale
RG0-109-2800-00	3/11/2021	\$350,000.00	59	\$5,932.20	Outlier

Due to no vacant 101/102 land sales in Deerfield Township, utilized sales from Riga and Blissfield Townships to develop the 2023 101 tillable value per acres. Used \$7,300 per acre.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel: RG0-104-2750-00
Owner's Name: CERES FARMS LLC
Property Address: 11000 WEGNER RD BLK
RIGA, MI 49276
Liber/Page: 2635-707
Split: 06/06/2007
Public Impr.: Gravel Road, Paved Road, Water, Sewer, Electric
Topography: Level, High

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: RG0 RIGA TOWNSHIP
School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: 009 RIGA AGRICULTURAL/OUTBUILDINGS

Mailing Address:

CERES FARMS LLC
806 HOWARD ST STE 200
SOUTH BEND IN 46617

Description:

ALL THAT PT OF THE FOLLOWING DESCRIBED PARCEL OF LD LYING W OF GOLL DRAIN DES AS THE W 1/2 OF SE 1/4 OF NE FRL 1/4 S OF T AND W RR R/W-22 ACRES EX A PARCEL CONT 1.5 ACRES COMM AT INTER- SECTION OF NYC RR AND CEMETERY RD RUNN TH SE'LY ALG NYC RR 536 FT TH S 135 FT TO CONSUMERS POWER R/W TH NW'LY ALG CONSUMERS R/W 568 FT TO CEMETERY RD TH E'LY 87 FT TO POB THAT PART OF E 1/2 OF SE 1/4 OF NW FRL 1/4 COMM AT SE COR OF SE 1/4 OF NW FRL 1/4 TH N ALG N AND S 1/4 LI 56 RDS 18.5 LKS TH W 16 RDS 17 LKS TH S PAR WITH FIRST COURSE TO E AND W 1/4 LI TH E TO BEG-6 ACRES S 1/2 OF SW 1/4 OF NE FRL 1/4 - 28.47 ACRES SEC 4-ALSO EX LD COMM AT A PT LOC 32 FT S 89 DEG 11'W FROM SE COR OF SW 1/4 OF NE FRL 1/4 RUNN TH N 2 DEG 11'W 352.18 FT TH S 89 DEG 11'W 32.36 FT TO CTR LI OF AN OPEN DITCH TH S 43 DEG 31'W ALG CTR SD DITCH 121.74 FT TH S 14 DEG 33'W 97.33 FT TH S 103.09 FT TH S 16 DEG 44'W ALG CTR LI DITCH 71.40 FT TO E & W-1/4 LI TH E ALG SD 1/4 LI 176.70 FT TO POB EX THAT PART OF SE-1/4 OF NE-1/4 SEC 4 BEG ON S'LY LI OF R/W LI FORMER T & W RR 619.7 FT N 3 DEG W & 505.5 FT N 50 DEG 23'W FROM NW COR LOT 12 SOUTHERN DIV TO VILL OF RIGA RUNN TH S 3 DEG 15'E ALG E LI LD FORMALLY OWNED BY A

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	97,300	2022 Taxable:	52,673	Acreage:	30.63
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
RE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel: RG0-104-2775-00
Owner's Name: CERES FARMS LLC
Property Address: 11000 WEGNER RD BLK
RIGA, MI 49276
Liber/Page: 2635-707
Split: 06/06/2007
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level, High

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: RG0 RIGA TOWNSHIP
School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: 009 RIGA AGRICULTURAL/OUTBUILDINGS

Mailing Address:

CERES FARMS LLC
806 HOWARD ST STE 200
SOUTH BEND IN 46617

Description:

ALL THAT PT OF THE FOLLOWING DESCRIBED PARCEL OF LD LYING E OF GOLL DRAIN DESCRIBED AS THE W 1/2 OF SE 1/4 OF NE FRL 1/4 S OF T AND W RR R/W-22 ACRES EX A PARCEL CONT 1.5 ACRES COMM AT INTER- SECTION OF NYC RR AND CEMETERY RD RUNN TH SE'LY ALG NYC RR 536 FT TH S 135 FT TO CONSUMERS POWER R/W TH NW'LY ALG CONSUMERS R/W 568 FT TO CEMETERY RD TH E'LY 87 FT TO POB THAT PART OF E 1/2 OF SE 1/4 OF NW FRL 1/4 COMM AT SE COR OF SE 1/4 OF NW FRL 1/4 TH N ALG N AND S 1/4 LI 56 RDS 18.5 LKS TH W 16 RDS 17 LKS TH S PAR WITH FIRST COURSE TO E AND W 1/4 LI TH E TO BEG-6 ACRES S 1/2 OF SW 1/4 OF NE FRL 1/4 - 28.47 ACRES SEC 4-ALSO EX LD COMM AT A PT LOC 32 FT S 89 DEG 11'W FROM SE COR OF SW 1/4 OF NE FRL 1/4 RUNN TH N 2 DEG 11'W 352.18 FT TH S 89 DEG 11'W 32.36 FT TO CTR LI OF AN OPEN DITCH TH S 43 DEG 31'W ALG CTR SD DITCH 121.74 FT TH S 14 DEG 33'W 97.33 FT TH S 103.09 FT TH S 16 DEG 44'W ALG CTR LI DITCH 71.40 FT TO E & W-1/4 LI TH E ALG SD 1/4 LI 176.70 FT TO POB EX THAT PART OF SE-1/4 OF NE-1/4 SEC 4 BEG ON S'LY LI OF R/W LI FORMER T & W RR 619.7 FT N 3 DEG W & 505.5 FT N 50 DEG 23'W FROM NW COR LOT 12 SOUTHERN DIV TO VILL OF RIGA RUNN TH S 3 DEG 15'E ALG E LI LD FORMALLY

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	69,000	2022 Taxable:	31,497	Acreage:	22.29
Zoning:	NS	Land Value:	Tentative	Frontage:	0.0
RE:	0.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel: RG0-104-3050-00
Owner's Name: GOETZ, BRIAN
Property Address: 7000 SILBERHORN HWY BLK
RIGA, MI 49276
Liber/Page: 2633-135
Split: / /
**Public Impr.:
Topography:** Paved Road, Electric
Level, High

Created: / /
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: RG0 RIGA TOWNSHIP
School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: 009 RIGA AGRICULTURAL/OUTBUILDINGS

Mailing Address:

Description:

GOETZ, BRIAN
7767 LIPP HWY
RIGA MI 49276

W-1/2 OF NW-1/4 OF SW-1/4 SEC 4

Most Recent Sale Information

Sold on 01/25/2022 for 145,000 by SALSURY FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2633-134

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	59,100	2022 Taxable:	25,652	Acreage:	18.90
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
RE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel: RG0-104-4150-00
Owner's Name: CERES FARMS LLC
Property Address: 11882 WEGNER RD
RIGA, MI 49276
Liber/Page: 2635-707
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level, High

Created: / /
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: RG0 RIGA TOWNSHIP
School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: 009 RIGA AGRICULTURAL/OUTBUILDINGS

Mailing Address:

CERES FARMS LLC
806 HOWARD ST STE 200
SOUTH BEND IN 46617

Description:

SW-1/4 OF NE-1/4 OF SE-1/4 10 ACRES ALSO THAT PART OF W-1/2 OF SE-1/4 LYING E OF DRAINAGE DITCH - SEC 4

Most Recent Sale Information

Sold on 03/15/2022 for 630,000 by SALSURY, COLLEEN L, ESTATE.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2635-706

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 132,600

2022 Taxable: 57,650

Acreage: 42.19

Zoning: AA

Land Value: Tentative

Frontage: 0.0

RE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel:	RG0-116-4300-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	CREQUE, HAROLD F,CREDIT SHELTER	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	11000 GUST RD BLK RIGA, MI 49276	Taxable Status	TAXABLE
Liber/Page:	2585-361	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Gravel Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL/OUTBUIDLINGS
Mailing Address:	Description:		
CREQUE, HAROLD F,CREDIT SHELTER	NE 1/4 OF SE 1/4 EX LD BEG AT E 1/4 POST SEC 16 RUNN TH S 1159.20 FT TO S LI OF NE 1/4 OF SE 1/4 TH W 375.87 FT		
TST	TH N 1158.79 FT TH E 375.86 FT TO POB CONT 10 ACRES SEC 16		
PO BOX 1150			
SYLVANIA OH 43560-5150			

Most Recent Sale Information

Sold on 08/19/2019 for 169,000 by WAIGLE, WILLIAM GEORGE, REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2585-361

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	80,600	2022 Taxable:	80,600	Acreage:	25.14
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
RE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel:	RG0-124-1055-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	BIERMAN, SHANE C	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	14000 E WESTON RD BLK RIGA, MI 49276	Taxable Status	TAXABLE
Liber/Page:	2575-476	Prev. Taxable Stat	TAXABLE
Split:	02/08/2012	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	009 RIGA AGRICULTURAL/OUTBUILDINGS
Mailing Address:	Description:		
BIERMAN, SHANE C 12143 RIGA HWY OTTAWA LAKE MI 49267	NW-1/4 OF NW-1/4 EX W 265.13 FT CONT 7.0524 ACRES ALSO EX LD BEG 1009.85 FT E FROM NW COR SEC 24 RUNN TH E 150 FT TH S 1 DEG 30'21"E 183 FT TH W 150 FT TH N 1 DEG 30' 21"W 183 FT TO POB SEC 24 ALSO EXC LD DES AS BEG ON THE N LI OF SEC 24 T8S R5E 457.75 FT N90^00'00"E FROM THE NW COR OF SD SEC TH N90^00'00"E 243 FT CONT ALG THE SD N LI OF SD SEC TH S00^00'00"E 251 FT TH N90^00'00"W 243 FT TH N00^00'00"E 251 FT TO THE POB (EXC - SURVEY 1.40 AC) SPLIT/COMBINED ON 02/08/2012 FROM RG0-124-1050-00;		

Most Recent Sale Information

Sold on 02/15/2019 for 270,000 by NIEMAN, HOWARD & VIOLET, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2575-476

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	95,400	2022 Taxable:	95,400	Acreage:	29.53
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
RE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel: RG0-133-3800-00
Owner's Name: IFFLAND, DAVID N, TRUST
Property Address: 11000 E YANKEE RD BLK
BLISSFIELD, MI 49228
Liber/Page: 2608-682
Split: / /
Public Impr.: Paved Road, Electric
Topography: Level, High

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: RG0 RIGA TOWNSHIP
School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: 009 RIGA AGRICULTURAL/OUTBUILDINGS

Mailing Address:

IFFLAND, DAVID N, TRUST
13465 LOAR HWY
BLISSFIELD MI 49228

Description:

20 ACRES OFF AND ACROSS E'LY SIDE OF SW 1/4 SEC 33 T8S-R5E TH W'LY SIDE OF WHICH IS PARALLEL WITH E'LY SIDE
THEREOF SEC 33

Most Recent Sale Information

Sold on 09/22/2020 for 150,000 by SLIKER, HOWARD A, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2605-197

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	65,200	2022 Taxable:	26,378	Acreage:	20.00
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
RE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/18/2022 5:52 AM

Parcel:	RG0-205-2800-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	IFFLAND, DAVID N	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	13000 SILBERHORN HWY BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2608-682	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	RG0 RIGA TOWNSHIP
Public Impr.:	Paved Road, Electric	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	Level, High	Neighborhood:	009 RIGA AGRICULTURAL/OUTBUIDLINGS
Mailing Address:		Description:	
IFFLAND, DAVID N		S 70 ACRES OF E 3/4 OF NE 1/4 SEC 5	
13465 LOAR HWY			
BLISSFIELD MI 49228			

Most Recent Sale Information

Sold on 02/17/2020 for 525,000 by SLIKER, HOWARD A, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2593-315

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	227,300	2022 Taxable:	93,450	Acres:	70.00
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/11/2022 6:54 AM

Parcel: BLO-132-4150-00
Owner's Name: STAHL FARMS LLC
Property Address: 8000 MC MAHON RD BLK
DEERFIELD, MI 49238

Liber/Page: **Created:** 07/25/2019
Split: 06/20/2019 **Active:** Active

Public Impr.: None
Topography: None

Mailing Address:

STAHL FARMS LLC
4998 IFFLAND RD
BLISSFIELD MI 49228

Description:

N 30 ACRES OF W1/2 OF E1/2 OF SE1/4 AND E1/2 OF NW1/4 OF SE1/4 AND W1/2 OF W1/2 OF SE1/4 SEC 32 T6S R5E ALSO LD BEG AT CTR POST OF SD SEC RUNN TH S 32 RDS W 10 RDS N 32 RDS E 10 RDS TO POB EXC LD DES AS COMM AT THE E1/4 COR OF SEC 32 T6S R5E TH S88°42'05"W 712.84 FT ALG THE E-W 1/4 LI OF SD SEC (CNTRLI OF GARNO RD) FOR A POB TH CONT S88°42'05"W 1935.44 FT ALG SD LI & SD RD TO THE CNTR OF SD SEC TH S88°20'41"W 165 FT ALG SD LI & SD RD TH S01°23'43"E 528 FT TH N88°20'41"E 165 FT TO THE N-S 1/4 LI OF SD SEC TH S01°23'44"E 819.09 FT ALG SD LI TO THE N'ERLY BANK OF FRY DRAIN TH N'E'RLY ALG THE N'ERLY BANK OF FRY DRAIN THE FOLLOWING 16 COURSES: TH N32°40'32"E 45.74 FT TH N41°08'13"E 217.93 FT TH N47°54'45"E 61.84 FT TH N56°35'44"E 60.65 FT TH N68°09'41"E 52.69 FT TH N81°41'59"E 138.28 FT TH N66°05'31"E 68.72 FT TH N47°25'03"E 164.28 FT TH N65°52'08"E 229.56 FT TH N60°05'29"E 151.44 FT TH N74°27'25"E 485 FT TH N70°27'02"E 201.18 FT TH N51°50'54"E 49.32 FT TH N30°03'39"E 48.14 FT TH N21°39'16"E 314.04 FT TH N24°12'02"E 223.48 FT TO THE POB (EXC - SURVEY 36.725 AC) SPLIT ON 06/20/2019 FROM BLO-132-4100-00

Most Recent Sale Information

Sold on 05/20/2020 for 455,329 by FISCHER, KEITH/SEIDELL DEBRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	172,600	2022 Taxable:	162,077	Acreage:	55.64
Zoning:	AA	Land Value:	Tentative	Frontage:	0.0
RE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

10

Deerfield Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
RG0-112-1380-00	14300 E US-223	02/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,000
BL2-230-3120-00	9178 E US-223	11/03/21	\$774,969	WD	03-ARM'S LENGTH	\$774,969	\$316,500
MD0-124-1250-00	4015 TREAT HWY	10/22/20	\$60,000	MLC	03-ARM'S LENGTH	\$60,000	\$32,200
SE0-470-0500-00	9000 MORENCI RD	01/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,000
Totals:			\$1,114,969			\$1,114,969	\$472,700
							Sale. Ratio =>
							Std. Dev. =>

Due to lack of improved sales in Deerfield Township in the 201 class, sales from similar townships were used in the development of the 2023 Commercial ECF. 2023 ECF: 0.871.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
46.25	\$74,057	\$18,480	\$61,520	\$54,487	1.129	2,760	\$22.29	201
40.84	\$879,957	\$107,087	\$667,882	\$772,870	0.864	4,132	\$161.64	
53.67	\$88,424	\$22,093	\$37,907	\$66,331	0.571	3308	\$11.46	201
43.50	\$212,512	\$30,358	\$169,642	\$182,154	0.931	8100	\$20.94	201
	\$1,254,950		\$936,951	\$1,075,842			\$54.08	
42.40				E.C.F. =>	0.871		Std. Deviation=>	#DIV/0!
#DIV/0!				Ave. E.C.F. =>	1.129		Ave. Variance=>	0.0000

Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
0.0000	\$18,480		COMMERCIAL	201
	\$65,582		STUDY - HWY	
57.1482	\$22,093		STUDY - RURAL COMMERCIA	201
93.1311	\$25,627		STUDY - RURAL COMMERCIA	201
25.8171				

Deerfield Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
RG0-104-2780-00	7482 RIGA HWY	12/14/20	\$162,500	LC	19-MULTI PARCEL ARM'S LENGTH	\$162,500	\$63,200
RG0-104-2810-00	7482 RIGA HWY	12/14/20	\$162,500	LC	19-MULTI PARCEL ARM'S LENGTH	\$162,500	\$63,200
RG0-112-1380-00	14300 E US-223	02/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,000
Totals:			\$405,000			\$405,000	\$163,400
							Sale. Ratio =>
							Std. Dev. =>

Due to no vacant 201 sales in Deerfield Township, the use of 201 sales from Riga Township were utilized in development of the 2023 land values. 1 Acre at \$14,000.

1 Acre:	14,000	3 Acre:	30,000
1.5 Acre:	21,000	4 Acre:	40,000
2 Acre:	25,000	5 Acre:	50,000
2.5 Acre:	27,500	7 Acre:	70,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
38.89	\$131,388	\$91,546	\$60,434	6.46	1.23	\$14,171	\$0.33	201	2609-585
38.89	\$131,388	\$91,546	\$60,434	6.46	3.73	\$14,171	\$0.33	201	2609-585
46.25	\$82,177	\$24,423	\$26,600	1.90	1.90	\$12,854	\$0.30	201	2612-472
	\$344,953	\$207,515	\$147,468	14.82	6.86				
40.35			Average	Average		Average			
4.25			per FF=>	per Net Acre=>	14,002.36	per SqFt=>	\$0.32		

Other Parcels in Sale	Land Table	Class
RG0-104-2800-00, RG0-104-2810-00	COMMERCIAL LOT W&S	201
RG0-104-2800-00, RG0-104-2780-00	COMMERCIAL LOT W&S	201
	COMMERCIAL LOT W&S	201

11

Deerfield Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PA0-118-2950-00	3818 E US-223	11/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$241,900	53.76
BL2-620-0471-00	111 GILES ST	10/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,300	37.24
BL2-620-8012-00	101 S LANE ST	02/18/21	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$62,400	69.33
Totals:			\$710,000			\$710,000	\$367,600	
Sale. Ratio =>								51.77
Std. Dev. =>								#REF!

Due to limited number of 301 sales, and with only ten parcels in the 301 class in Deerfield Township, sales from surrounding townships from the 201 class were utilized in the development of the 2023 301 ECF. ECF of 0.637 used for 2023.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
\$567,976	\$120,448	\$329,552	\$447,528	0.736	29,496	\$11.17		\$57,460
\$269,742	\$10,133	\$159,867	\$259,609	0.616	2,512	\$63.64		\$6,510
\$201,208	\$1,554	\$88,446	\$199,654	0.443	5,425	\$16.30		\$1,554
\$1,038,926		\$577,865	\$906,791			\$30.37		
			E.C.F. =>	0.637				
			Ave. E.C.F. =>	0.598				

Other Parcels in Sale	Land Table	Property Class
	PALMYRA COMMERCIAL	201
	STUDY CITY/VILL IND	201
	STUDY CITY/VILL IND	201

Deerfield Township Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
RG0-104-2780-00	7482 RIGA HWY	12/14/20	\$162,500	LC	19-MULTI PARCEL ARM'S LENGTH	\$162,500	\$63,200
RG0-104-2810-00	7482 RIGA HWY	12/14/20	\$162,500	LC	19-MULTI PARCEL ARM'S LENGTH	\$162,500	\$63,200
RG0-112-1380-00	14300 E US-223	02/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,000
Totals:			\$405,000			\$405,000	\$163,400
							Sale. Ratio =>
							Std. Dev. =>

Due to no 301/302 sales in Deerfield, the 201/202 land values were utilized for the 2023 301 land values.

1 Acre:	14,000	3 Acre:	42,000	10 Acre:	120,000	30 Acre:	300,000
1.5 Acre:	21,000	4 Acre:	56,000	15 Acre:	150,000	40 Acre:	320,000
2 Acre:	28,000	5 Acre:	60,000	20 Acre:	200,000	50 Acre:	375,000
2.5 Acre:	35,000	7 Acre:	70,000	25 Acre:	250,000	100 Acre:	750,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
38.89	\$131,388	\$91,546	\$60,434	6.46	1.23	\$14,171	\$0.33	201	2609-585
38.89	\$131,388	\$91,546	\$60,434	6.46	3.73	\$14,171	\$0.33	201	2609-585
46.25	\$82,177	\$24,423	\$26,600	1.90	1.90	\$12,854	\$0.30	201	2612-472
	\$344,953	\$207,515	\$147,468	14.82	6.86				
40.35			Average	Average		Average			
4.25			per FF=>	per Net Acre=>	14,002.36	per SqFt=>	\$0.32		

Other Parcels in Sale	Land Table	Class
RG0-104-2800-00, RG0-104-2810-00	COMMERCIAL LOT W&S	201
RG0-104-2800-00, RG0-104-2780-00	COMMERCIAL LOT W&S	201
	COMMERCIAL LOT W&S	201

12

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE7-300-0611-00	336 PARK ST	09/13/21	\$134,900	MLC	03-ARM'S LENGTH	\$134,900	\$54,600
DE7-300-0791-00	308 E RIVER ST	03/16/21	\$182,100	WD	03-ARM'S LENGTH	\$182,100	\$91,200
DE7-300-0821-00	146 E RIVER ST	09/18/20	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$23,100
DE7-300-0841-00	118 RAISIN ST	10/29/20	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$22,400
DE7-300-0851-00	134 RAISIN ST	07/13/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$99,300
DE7-700-0110-00	309 BACON ST	09/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,300
Totals:			\$743,900			\$743,900	\$351,900
							Sale. Ratio =>
							Std. Dev. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE7-500-0010-00	334 EASTWOOD CT	09/24/21	\$127,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$127,000	\$45,000
DE7-500-0030-00	314 EASTWOOD CT	04/01/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$34,100
Totals:			\$252,000			\$252,000	\$79,100
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
40.47	\$117,713	\$31,187	\$14,000	0.28	0.28	\$111,382	\$2.56	OVR 2626-464	
50.08	\$213,784	(\$21,184)	\$10,500	0.21	0.21	(\$100,876)	(\$2.32)	OVR 2615-145	
50.22	\$53,388	(\$388)	\$7,000	0.14	0.14	(\$2,771)	(\$0.06)	OVR 2608-482	
40.00	\$52,322	\$7,178	\$3,500	0.07	0.07	\$102,543	\$2.35	OVR 2606-884	
52.29	\$228,485	(\$27,335)	\$11,250	0.23	0.23	(\$121,489)	(\$2.79)	OVR 2604-795	
45.41	\$141,655	\$14,895	\$21,550	0.43	0.43	\$34,559	\$0.79	MVR 2604-867	
	\$807,347	\$4,353	\$67,800	1.36	1.36				
47.30						Average		Average	
5.29						per Net Acre=>	3,210.18	per SqFt=>	

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
35.43	\$94,421	\$52,179	\$19,600	50.4	110.0	0.39	0.17	\$1,035	\$133,110
27.28	\$119,968	\$13,882	\$8,850	51.9	110.0	0.18	0.18	\$267	\$78,429
	\$214,389	\$66,061	\$28,450	102.3		0.57	0.35		
31.39			Average			Average		Average	
17.72			per FF=>	\$645		per Net Acre=>	116,100.18	per SqFt=>	

Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
	ASSESSOR PLA 401				
	ASSESSOR PLA 401				
	ASSESSOR PLA 401				
	ASSESSOR PLA 401				
	ASSESSOR PLA 401				
	ASSESSOR PLA 401				

\$0.07

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$3.06	68.00	OVR 2633-829	DE7-300-0881-00		ASSESSOR PLAT 1- SE	401	E RIVER	
\$1.80	70.00	OVR 2596-387			ASSESSOR PLAT 1- SE	401	E RIVER	

\$2.67

Rate Group 3

Rate Group 3

Rate Group 3

13

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE7-300-1150-00	478 PARK ST	10/23/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,800
DE7-300-1331-00	228 E KEEGAN ST	02/26/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$94,500
DE7-300-1361-00	158 E KEEGAN ST	05/07/20	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$29,700
DE7-300-1430-00	433 CAREY ST	04/22/21	\$140,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$50,000
DE7-410-0170-00	248 CAREY ST	12/29/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$65,100
Totals:			\$613,900			\$613,900	\$298,100
							Sale. Ratio =>
							Std. Dev. =>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
47.04	\$128,759	\$13,185	\$16,944	0.35	0.35	\$37,351	\$0.86	MVR	2607-227
53.39	\$203,906	\$454	\$27,360	0.57	0.57	\$796	\$0.02	OVR	2613-673
74.44	\$61,504	(\$1,588)	\$20,016	0.42	0.42	(\$3,808)	(\$0.09)	OVR	2597-819
35.71	\$115,939	\$56,557	\$20,976	0.44	0.20	\$129,421	\$2.97	OVR	2617-949
49.32	\$146,438	\$2,362	\$16,800	0.35	0.35	\$6,749	\$0.15	OVR	2610-531
	\$656,546	\$70,970	\$102,096	2.13	1.89				
48.56				Average		Average			
14.16				per Net Acre=>	33,366.24	per SqFt=>	\$0.77		

Other Parcels in Sale	Land Table	Class
	ASSESSOR'S NO. 1 NE	401
	ASSESSOR'S NO. 1 NE	401
	ASSESSOR'S NO. 1 NE	401
DE7-300-1420-00	ASSESSOR'S NO. 1 NE	401
	ASSESSOR'S NO. 1 NE	401

14

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE7-305-0807-00	586 N COUNTY LINE HWY	07/31/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,200	47.13
DE7-305-0810-00	606 N COUNTY LINE HWY	08/15/19	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$74,200	42.16
Totals:			\$291,000			\$291,000	\$128,400	
							Sale. Ratio =>	44.12
							Std. Dev. =>	3.52

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE7-305-0807-00	586 N COUNTY LINE HWY	07/31/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,200	47.13
DE7-305-0810-00	606 N COUNTY LINE HWY	08/15/19	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$74,200	42.16
Totals:			\$291,000			\$291,000	\$128,400	
							Sale. Ratio =>	44.12
							Std. Dev. =>	3.52

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$118,727	\$26,873	\$30,600	0.68	0.68	\$39,519	\$0.91	MVR 2583-987	
\$144,680	\$92,120	\$60,800	4.44	4.44	\$20,748	\$0.48	MVR 2584-509	
\$263,407	\$118,993	\$91,400	5.12	5.12				
	Average	Average			Average			
	per FF=>	per Net Acre=>		23,240.82	per SqFt=>	\$0.53		

Land Table

ASSESSOR PLAT 2-NE

ASSESSOR PLAT 2-NE

15

Assessor Plat 2 - NW Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE7-305-0961-00	198 DEERFIELD RD	03/12/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$41,700	44.36
DE7-450-0150-00	425 TENNANT ST	05/06/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,200	41.45
Totals:			\$314,000			\$314,000	\$132,900	
							Sale. Ratio =>	42.32
							Std. Dev. =>	2.06

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$96,718	\$11,362	\$14,080	0.0	0.0	0.26	0.26	#DIV/0!	\$44,383	\$1.02
\$190,188	\$47,797	\$17,985	100.0	142.5	0.32	0.33	\$478	\$149,366	\$3.43
\$286,906	\$59,159	\$32,065	100.0		0.58	0.58			
	Average				Average			Average	
	per FF=>		\$592		per Net Acre=>	102,706.60		per SqFt=>	\$2.36

Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class
0.00	OVR 2615-573	ASSESSORS PLAT 2 - NW		6/8/2021	401
100.00	MVR 2579-727			6/8/2021	401

16

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale		
DE7-305-0700-00	436 E RIVER ST	12/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,500	32.42		
DE7-630-0010-00	154 N COUNTY LINE HWY	05/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92		
DE7-750-0174-00	457 E KEEGAN ST	01/11/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$64,600	42.64		
		Totals:	\$556,500			\$556,500	\$228,300			
							Sale. Ratio =>	41.02		
							Std. Dev. =>	7.04		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE7-305-0700-00	436 E RIVER ST	12/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,500	32.42
DE7-630-0010-00	154 N COUNTY LINE HWY	05/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92
DE7-750-0174-00	457 E KEEGAN ST	01/11/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$64,600	42.64
Totals:			\$556,500			\$556,500	\$228,300	
							Sale. Ratio =>	41.02
							Std. Dev. =>	7.04

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$176,180	\$14,320	\$25,500	0.0	0.0	0.51	0.51	#DIV/0!	\$28,078	\$0.64
\$239,944	\$29,306	\$29,250	100.0	255.0	0.59	0.59	\$293	\$50,096	\$1.15
\$144,304	\$29,696	\$22,500	100.0	195.9	0.45	0.45	\$297	\$65,991	\$1.51
\$560,428	\$73,322	\$77,250	200.0		1.55	1.55			
	Average per FF=>		\$367		Average per Net Acre=>		47,457.61	Average per SqFt=>	\$1.09

Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	OVR 2610-910	ASSESSOR PLAT 2 SE	401	
100.00	MVR 2617-744	ASSESSOR PLAT 2 SE	401	
100.00	MVR 2610-778	ASSESSOR PLAT 2 SE	401	

17

Assessor Plat - W River Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
DE7-305-0091-00	468 W RIVER ST	04/21/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$39,400	28.76	\$81,726
DE7-305-0112-00	420 W RIVER ST	07/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,500	35.77	\$100,081
DE7-305-0142-00	557 W RIVER ST	11/05/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$76,800	54.86	\$166,398
DE7-305-0153-00	551 W RIVER ST	12/21/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$73,900	37.70	\$150,325
DE7-305-0220-00	337 W RIVER ST	08/28/20	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$57,600	52.36	\$123,702
DE7-305-0521-00	161 DREW AVE	11/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,700	52.10	\$117,773
Totals:			\$818,000			\$818,000	\$348,900		\$740,005
								Sale. Ratio =>	42.65
								Std. Dev. =>	10.88

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$72,074	\$16,800	0.48	0.48	\$150,154	\$3.45	OVR 2618-02	
\$35,519	\$5,600	0.16	0.16	\$221,994	\$5.10	MVR 2623-479	
\$3,702	\$30,100	0.86	0.86	\$4,305	\$0.10	MVR 2607-992	
\$81,475	\$35,800	1.08	1.08	\$75,440	\$1.73	MVR 2632-83	
\$1,698	\$15,400	0.44	0.44	\$3,859	\$0.09	OVR 2603-763	
\$9,277	\$22,050	0.63	0.63	\$14,725	\$0.34	MVR 2608-576	
\$203,745	\$125,750	3.65	3.65				
Average per FF=>		Average per Net Acre=>	55,820.55	Average per SqFt=>	\$1.28		

[illegible]

Residential in Township Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
DE0-202-1800-00	1515 S KEINATH HWY	11/02/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,000
DE0-125-4510-00	2297 BUCHOLTZ HWY	09/28/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900
DE0-236-1575-00	6403 RODESILER HWY	03/15/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$111,500
DE0-209-4350-00	11857 DEERFIELD RD	10/14/21	\$129,000	MLC	03-ARM'S LENGTH	\$129,000	\$54,500
DE0-224-1780-00	14430 POOLE RD	07/10/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$136,700
DE0-226-3925-00	13456 SIMPSON RD	02/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,800
DE0-225-4050-00	5655 PIEH HWY	05/12/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200
DE0-133-2600-00	9602 GARNO RD	06/14/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$112,500
DE0-133-3350-00	9485 GARNO RD	06/14/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,400
DE0-209-4320-00	11803 DEERFIELD RD	11/04/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$64,100
DE0-214-3925-00	13620 ATEN RD	08/06/21	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$93,700
DE0-203-2270-00	12953 MC MAHON RD	09/23/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$66,900
DE0-214-3800-00	3913 HOFFMAN HWY	07/16/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$70,800
DE0-211-1150-00	2248 S KEINATH HWY	04/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,800
DE7-305-0701-00	442 E RIVER ST	12/18/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,100
Totals:			\$2,944,900			\$2,944,900	\$1,211,900
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
40.00	\$184,748	\$54,940	\$19,688	1.00	1.00	\$54,940	\$1.26	MTR 2628-868	
41.46	\$113,682	\$39,053	\$22,735	1.21	1.21	\$32,355	\$0.74	OTR 2627-563	
35.28	\$295,707	\$43,503	\$23,210	1.28	1.28	\$33,960	\$0.78	MTR 2615-459	
42.25	\$114,043	\$38,122	\$23,165	1.41	1.41	\$26,979	\$0.62	OTR 2627-642	
54.68	\$278,722	(\$5,392)	\$23,330	1.42	1.42	(\$3,797)	(\$0.09)	MTR 2601-158	
45.82	\$225,175	\$21,775	\$26,950	1.89	1.89	\$11,521	\$0.26	OTR 2613-644	
45.10	\$198,651	\$28,484	\$27,135	1.93	1.93	\$14,782	\$0.34	OTR 2597-806	
37.25	\$234,495	\$94,405	\$26,900	2.00	2.00	\$47,203	\$1.08	OTR 2620-936	
45.33	\$113,124	\$32,376	\$25,500	2.00	2.00	\$16,188	\$0.37	OTR 2621-26	
27.28	\$135,090	\$126,710	\$26,800	2.24	2.24	\$56,567	\$1.30	OTR 2629-343	
44.62	\$192,981	\$82,629	\$65,610	8.57	2.85	\$9,639	\$0.22	MTR 2624-66	
66.97	\$161,494	(\$25,344)	\$36,250	5.00	5.00	(\$5,069)	(\$0.12)	OTR 2605-241	
28.55	\$143,116	\$146,852	\$41,968	9.18	9.18	\$15,992	\$0.37	OTR 2624-672	
40.44	\$144,675	\$91,125	\$55,800	9.91	9.91	\$9,195	\$0.21	OTR 2618-517	
48.35	\$78,961	\$70,179	\$64,140	10.69	10.69	\$6,565	\$0.15	OVR 2609-782	
	\$2,614,664	\$839,417	\$509,181	59.73	54.01				
41.15				Average		Average			
9.74				per Net Acre=>	14,052.82	per SqFt=>	\$0.32		

Other Parcels in Sale	Land Table	Class
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
DE0-214-3900-00	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401
	RESIDENTIAL IN TOWNSHIP	401

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale		
DE7-650-0080-00	297 ELM ST	01/07/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,100	42.47		
DE7-650-0120-00	161 W KEEGAN ST	04/27/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,000	44.62		
		Totals:	\$215,000			\$215,000	\$94,100			
							Sale. Ratio =>	43.77		
							Std. Dev. =>	1.52		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
DE7-650-0080-00	297 ELM ST	01/07/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,100	42.47
DE7-650-0120-00	161 W KEEGAN ST	04/27/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,000	44.62
		Totals:	\$215,000			\$215,000	\$94,100	
							Sale. Ratio =>	43.77
							Std. Dev. =>	1.52

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$77,937	\$27,063	\$20,000	0.16	0.16	\$169,144	\$3.88	OVR 2632-241	
\$130,397	\$17,353	\$17,750	0.14	0.14	\$122,204	\$2.81	OVR 2597-210	
\$208,334	\$44,416	\$37,750	0.30	0.30				
			Average		Average			
			per Net Acre=>	147,072.85	per SqFt=>	\$3.38		

Land Table	Class
THOMPSON'S ADDITION	401
THOMPSON'S ADDITION	401

20

Plat of Vineyard Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
DE7-675-0030-00	CONCORD DR	10/19/20	\$17,450	WD	03-ARM'S LENGTH	\$17,450	\$7,400	42.41	\$17,212
Totals:			\$17,450			\$17,450	\$7,400		\$17,212
								Sale. Ratio =>	42.41
								Std. Dev. =>	#DIV/0!

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Class
\$17,450	\$17,212	0.66	0.66	\$26,360	\$0.61	MVR 2606-935		402
\$17,450	\$17,212	0.66	0.66					
		Average per Net Acre=>	26,359.52	Average per SqFt=>	\$0.61			