

**2023 Medina
Township ECF &
Land
Determinations
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County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
ME0-103-3500-00	BEAL, WILLIAM A	102	267,000	533,952	50.00
ME0-104-2280-00	INGRAM, BRIAN J & SARAH R	101	648,300	1,310,326	49.48
ME0-105-1550-00	MALARNEY, STEPHEN L & JOYCE	101	217,700	439,875	49.49
ME0-106-1020-00	HARTLEY, JOHN M & CATHERINE	101	93,900	215,494	43.57
ME0-107-1050-00	LIESKA, NORMAN G & KYRA N SEMK	101	440,100	853,511	51.56
ME0-107-3805-00	QUIGLEY, PATRICK	102	106,900	213,752	50.01
ME0-107-4550-00	FISH, FREDERICK & GRACE	101	226,500	470,484	48.14
ME0-109-4600-00	LOCKWOOD, KEITH & KAREN E	102	259,000	558,864	46.34
ME0-110-2300-00	HASSENZAH, EDWARD A, LIVING T	101	341,300	696,332	49.01
ME0-110-4100-00	LOCKWOOD, KEITH & KAREN E	101	154,400	307,279	50.25
ME0-111-4100-00	CRAIG, THOMAS M	101	207,800	455,049	45.67
ME0-111-4300-00	KELLER, PAUL & CAROLYN	101	183,500	380,144	48.27
ME0-116-1800-00	LOCKWOOD, MERLE A & JANICE	101	188,900	397,264	47.55
ME0-117-3300-00	MERILLAT, RONALD L & SUSAN	101	254,800	538,396	47.33
ME0-119-1100-00	HAUTER FAMILY LIVING TRUST	101	454,000	938,331	48.38
ME0-120-2300-00	SCHUTTE, WILBUR L, LIVING TRUS	101	259,400	549,885	47.17
ME0-121-2300-00	SCHMIDT, ALBERT & JO ANN, TRUS	101	230,100	478,324	48.11
ME0-123-2300-00	HAUTER FAMILY LIVING TRUST	101	198,600	397,569	49.95
ME0-128-1050-00	BRASHER, MARY F, LIFE ESTATE	101	253,600	533,971	47.49
ME0-128-4550-00	DAVIS, JEFFREY E, LIFE ESTATE	101	711,000	1,546,967	45.96
ME0-130-2280-00	DELAGRANGE, MELVIN H & ROSEMAR	101	199,800	433,059	46.14
ME0-130-3050-00	RUSSELL, MICHAEL E & GINGER	101	132,700	282,150	47.03
ME0-131-1050-00	MYERS, STEVEN A, LIVING TRUST	101	525,200	1,087,882	48.28
ME0-131-3550-00	MYERS, STEVEN A, LIVING TRUST	101	342,900	700,437	48.96
ME0-133-2350-00	MANSFIELD, DWIGHT & RUTH ANN	101	478,700	1,064,451	44.97
ME0-133-4700-00	KUTZLEY, STEVEN H, LIVING TRUS	101	399,400	766,228	52.13
ME0-134-4800-00	SMITH, MAUREN A & THOMAS A	101	394,400	831,996	47.40
ME0-136-2505-00	EISEL, ORVILLE J & PEGGY	102	180,700	361,468	49.99
ME0-202-1550-00	BECK, ROBERT L, REVOCABLE TRUS	101	327,900	686,852	47.74
ME0-202-3550-00	PHEBUS, ROGER A & MARTIYN	101	182,700	375,477	48.66
ME0-203-1555-00	DAVIS, JEFFREY E, LIFE ESTATE	102	299,700	599,312	50.01
ME0-203-4700-00	BEAVERSON, DARYL & JONI	101	147,000	320,310	45.89
ME0-205-3050-00	TAYLOR, PAUL A & EILEEN	101	69,400	140,981	49.23
ME0-206-1780-00	HAYES, VICKY (THOMPSON)	101	330,200	679,445	48.60
ME0-206-3725-00	KUNKLE, ROY B	101	288,000	590,774	48.75

Totals:

35 9,995,500 20,736,591 48.20

Class Totals:

101 30
102 5

County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
*** ** Statistics for this group (35 in sample) *** **					
Statistical Mean= 48.215 Median= 48.277 Maximum= 52.125 Minimum= 43.574					
*** ** Statistics about Mean *** **					
Normalized Average Deviation	=	0.02954	(Coefficient of Dispersion)		
Average Squared Deviation	=	3.36862	(Variance)		
Square Root of Squared Deviation	=	1.83538	(Standard Deviation)		
Normalized Standard Deviation	=	0.03807	(Covariance)		
2 Standard Deviation Range (Low)	=	44.54401	(High)	=	51.86553
*** ** Statistics about Median *** **					
Normalized Average Deviation	=	0.02940	(Coefficient of Dispersion)		
Average Squared Deviation	=	3.37265	(Variance)		
Square Root of Squared Deviation	=	1.83648	(Standard Deviation)		
Normalized Standard Deviation	=	0.03804	(Covariance)		
2 Standard Deviation Range (Low)	=	44.60434	(High)	=	51.95025
Price Related Differential (PRD): 1.00026 PRD > 1 regressive, < 1 progressive.					

County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
ME0-118-3555-00	BRISKEY, ROBERT	202	13,400	35,579	37.66
ME0-133-4800-00	KUTZLEY, STEVEN H, LIVING TRUS	201	107,400	234,556	45.79
ME0-206-3650-00	GLS LEASING CO INC	201	50,800	118,812	42.76
ME0-206-3660-00	GLS LEASCO INC	202	107,600	186,449	57.71
ME0-550-0220-00	WILBUR-ELLIS COMPANY LLC	201	3,300	8,045	41.02
Totals:		5	282,500	583,441	48.42
Class Totals:		201 3 202 2			

*** ** Statistics for this group (5 in sample) *** **

Statistical Mean= 44.987 Median= 42.757 Maximum= 57.710 Minimum= 37.663

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

Normalized Average Deviation = 0.12025 (Coefficient of Dispersion)

Average Squared Deviation = 59.22114 (Variance)

Square Root of Squared Deviation = 7.69553 (Standard Deviation)

Normalized Standard Deviation = 0.17106 (Covariance)

2 Standard Deviation Range (Low) = 29.59642 (High) = 60.37852

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

Normalized Average Deviation = 0.11608 (Coefficient of Dispersion)

Average Squared Deviation = 65.44198 (Variance)

Square Root of Squared Deviation = 8.08962 (Standard Deviation)

Normalized Standard Deviation = 0.18920 (Covariance)

2 Standard Deviation Range (Low) = 26.57738 (High) = 58.93587

Price Related Differential (PRD): 0.92912 PRD > 1 regressive, < 1 progressive.

2022 24 Month Sales Ratio Study for determining the 2023 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name LENAAWEE	City or Township Name MEDINA TOWNSHIP
Class of Property (Ag., Comm., Res., etc.) Residential	

2020 to 2021 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05.....	1. <u>23,667,214</u>
2. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03.....	2. <u>22,091,726</u>
3. 2020 to 2021 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0713</u>

2021 to 2022 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....	4. <u>25,459,800</u>
5. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	5. <u>23,845,909</u>
6. 2021 to 2022 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0677</u>

2020 to 2022 Adjustment Modifier

7. 2020 to 2022 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.1438</u>
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24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2020	4/20 - 9/20	2	216,500	1.1438	247,633	483,000	51.27%
2020	10/20 - 3/21	6	404,800	1.1438	463,010	937,000	49.41%
12 Month Total Sales		8	12 Month Total Sales		710,643	1,420,000	50.05%
2021	4/21 - 9/21	6	373,200	1.0677	398,466	957,400	41.62%
2021	10/21 - 3/22	5	355,900	1.0677	379,994	928,000	40.95%
12 Month Total Sales		11	12 Month Total Sales		778,460	1,885,400	41.29%
24 Month Total Sales		19	24 Month Total Sales		1,489,103	3,305,400	
						*24 Month Mean Adjusted Ratio	45.67%

IMPORTANT: For Sales from April 2020 through March 2021, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2021 through March 2022. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

12 Month Sales Study**L-4047**

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	Adjusted % Ratio (col.F/col.G)
2021	10/21 - 3/22	5	355,900	1.0677	379,994	928,000	40.95%
2022	4/22 - 9/22	5	314,900	1.0000	314,900	828,700	38.00%
12 Month Total Sales		10	12 Month Total Sales		694,894	1,756,700	
						**12 Month Aggregate Adjusted Ratio	39.56%

IMPORTANT: For Sales from Oct. 2021 through Sept. 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

2020 March Board of Review valuations are compared with sales transacted during the last three months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during the last nine months of 2021 and those transacted in the first three months of 2022.

2022 March Board of Review valuations are compared with sales transacted during April through September of 2022.

County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Sale Price	Assessment	Ratio	Mult
ME0-117-4300-00	401	09/17/2020	2604-294	WD ME5 03-ARM'S LENGTH	260,000	131,100	50.42	
ME0-132-1100-00	401	08/07/2020	2602-410	WD ME5 03-ARM'S LENGTH	223,000	85,400	38.30	
Totals 04/01/2020 - 09/30/2020					2	483,000	216,500	44.82 1.0000
ME0-102-2800-00	401	10/26/2020	2606-581	WD ME5 03-ARM'S LENGTH	151,000	53,500	35.43	
ME0-105-4900-00	401	01/12/2021	2611-05	WD ME5 03-ARM'S LENGTH	450,000	194,600	43.24	
ME0-127-2020-00	401	02/26/2021	2613-955	WD ME5 03-ARM'S LENGTH	126,000	52,600	41.75	
ME0-212-1150-00	401	10/18/2020	2607-496	LC ME4 03-ARM'S LENGTH	90,000	39,900	44.33	
ME0-501-1030-00 + Pcls ME0-501-1050-00	401	10/05/2020	2605-701	MLC ME4 19-MULTI PARCEL ARM'S LENGTH 40,000 PER PLA	45,000	35,700	79.33	
ME0-550-0100-00	401	01/06/2021	2610-789	WD ME4 03-ARM'S LENGTH	75,000	28,500	38.00	
Totals 10/01/2020 - 03/31/2021					6	937,000	404,800	43.20 1.0000
Totals 04/01/2020 - 03/31/2021					8	1,420,000	621,300	43.75 1.0000

*** Statistics for this group (8 in sample) ***

Statistical Mean= 46.351 Median= 42.495 Maximum= 79.333 Minimum= 35.430

*** Statistics about Mean ***
 Normalized Average Deviation = 0.19986 (Coefficient of Dispersion)
 Average Squared Deviation = 199.03209 (Variance)
 Square Root of Squared Deviation = 14.10787 (Standard Deviation)
 Normalized Standard Deviation = 0.30437 (Covariance)
 2 Standard Deviation Range (Low) = 18.13508 (High) = 74.56658

*** Statistics about Median ***
 Normalized Average Deviation = 0.18785 (Coefficient of Dispersion)
 Average Squared Deviation = 216.02134 (Variance)
 Square Root of Squared Deviation = 14.69766 (Standard Deviation)
 Normalized Standard Deviation = 0.34587 (Covariance)
 2 Standard Deviation Range (Low) = 13.09991 (High) = 71.89057

Price Related Differential (PRD): 1.05936 PRD >1 regressive, < 1 progressive.

County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Sale Price	Assessment Ratio	Mult
ME0-103-1020-00	401	04/13/2021	2617-546	WD ME5 03-ARM'S LENGTH	168,000	70,600 42.02	
ME0-133-2880-00	401	09/07/2021	2625-761	WD ME5 03-ARM'S LENGTH	23,400	12,400 52.99	
ME0-135-4980-00	401	06/18/2021	2621-366	WD ME5 03-ARM'S LENGTH	161,000	45,100 28.01	
ME0-136-1150-00	401	04/09/2021	2617-234	WD ME4 03-ARM'S LENGTH	209,000	79,600 38.09	
ME0-136-2350-00	401	04/08/2021	2617-240	WD ME5 03-ARM'S LENGTH	220,000	101,800 46.27	
ME0-205-2800-00	401	08/20/2021	2624-918	WD ME4 03-ARM'S LENGTH	176,000	63,700 36.19	
Totals 04/01/2021 - 09/30/2021					6	957,400 373,200 38.98 1.0000	
ME0-114-2300-00	401	02/25/2022	2634-634	WD ME4 03-ARM'S LENGTH	175,000	56,000 32.00	
ME0-118-1075-00	401	10/04/2021	2627-50	WD ME4 03-ARM'S LENGTH	110,000	67,700 61.55	
ME0-118-3600-00	401	01/27/2022	2633-232	WD ME4 03-ARM'S LENGTH	92,000	38,700 42.07	
ME0-131-4700-00	401	11/11/2021	2629-364	WD ME5 03-ARM'S LENGTH	256,000	92,900 36.29	
ME0-206-3900-00	401	12/10/2021	2630-979	WD ME4 03-ARM'S LENGTH	295,000	100,600 34.10	
Totals 10/01/2021 - 03/31/2022					5	928,000 355,900 38.35 1.0000	
Totals 04/01/2021 - 03/31/2022					11	1,885,400 729,100 38.67 1.0000	

*** ** Statistics for this group (11 in sample) *** **
Statistical Mean= 40.871 Median= 38.086 Maximum= 61.545 Minimum= 28.012

*** ** Statistics about Mean *** **
Normalized Average Deviation = 0.18036 (Coefficient of Dispersion)
Average Squared Deviation = 94.67651 (Variance)
Square Root of Squared Deviation = 9.73019 (Standard Deviation)
Normalized Standard Deviation = 0.23807 (Covariance)
2 Standard Deviation Range (Low) = 21.41064 (High) = 60.33138

*** ** Statistics about Median *** **
Normalized Average Deviation = 0.18690 (Coefficient of Dispersion)
Average Squared Deviation = 103.20767 (Variance)
Square Root of Squared Deviation = 10.15912 (Standard Deviation)
Normalized Standard Deviation = 0.26674 (Covariance)
2 Standard Deviation Range (Low) = 17.76789 (High) = 58.40436

Price Related Differential (PRD): 1.05689 PRD > 1 regressive, < 1 progressive.

County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Terms-of-Sale	Sale Price	Assessment	Ratio	Mult
ME0-119-2800-00	401	04/04/2022	2637-645	WD ME4 03-ARM'S LENGTH	208,500	110,300	52.90	
ME0-124-2025-00	401	07/12/2022	2642-351	WD ME5 03-ARM'S LENGTH	270,000	66,200	24.52	
ME0-134-3600-00	401	06/27/2022	2641-593	WD ME4 03-ARM'S LENGTH	160,000	57,600	36.00	
ME0-202-3410-00	401	04/13/2022	2638-70	WD ME5 03-ARM'S LENGTH	90,200	40,600	45.01	
ME0-450-0600-00	401	07/22/2022	2642-949	WD ME4 03-ARM'S LENGTH PER PTA W/ 450-0620 (\$2000)	100,000	40,200	40.20	

Totals 04/01/2022 - 09/30/2022 Conventional 5 828,700 314,900 38.00 1.0000

Totals 10/01/2021 - 09/30/2022 Conventional 10 1,756,700 670,800 38.19 1.0000

*** Statistics for this group (10 in sample) ***

Statistical Mean= 40.463 Median= 38.245 Maximum= 61.545 Minimum= 24.519

*** Statistics about Mean ***
 Normalized Average Deviation = 0.19608 (Coefficient of Dispersion)
 Average Squared Deviation = 114.01858 (Variance)
 Square Root of Squared Deviation = 10.67795 (Standard Deviation)
 Normalized Standard Deviation = 0.26389 (Covariance)
 2 Standard Deviation Range (Low) = 19.10737 (High) = 61.81917

*** Statistics about Median ***
 Normalized Average Deviation = 0.20608 (Coefficient of Dispersion)
 Average Squared Deviation = 119.48837 (Variance)
 Square Root of Squared Deviation = 10.93107 (Standard Deviation)
 Normalized Standard Deviation = 0.28582 (Covariance)
 2 Standard Deviation Range (Low) = 16.38238 (High) = 60.10668

Price Related Differential (PRD): 1.05966 PRD >1 regressive, < 1 progressive.

County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	iber/Page	Inst. Neigh. Terms-of-Sale	Sale Price	Assessment	Ratio	Mult
Totals 04/01/2020 - 03/31/2022					19	3,305,400	1,350,400	40.85 1.0000
Conventional								

*** ** Statistics for this group (19 in sample) *** **

Statistical Mean= 43.178 Median= 41.746 Maximum= 79.333 Minimum= 28.012

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

Normalized Average Deviation = 0.18502 (Coefficient of Dispersion)
Average Squared Deviation = 137.72603 (Variance)
Square Root of Squared Deviation = 11.73567 (Standard Deviation)
Normalized Standard Deviation = 0.27180 (Covariance)
2 Standard Deviation Range (Low) = 19.70696 (High) = 66.64965

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

Normalized Average Deviation = 0.18385 (Coefficient of Dispersion)
Average Squared Deviation = 139.89141 (Variance)
Square Root of Squared Deviation = 11.82757 (Standard Deviation)
Normalized Standard Deviation = 0.28332 (Covariance)
2 Standard Deviation Range (Low) = 18.09089 (High) = 65.40117

Price Related Differential (PRD): 1.05688 PRD >1 regressive, < 1 progressive.

County: 46- LENAWEE
Unit: MEDINA TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst. Neigh. Terms-of-Sale	Sale Price	Assessment Ratio	Mult
< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio							
Conventional	24		1,665,300	4,134,100	40.28		
Creative	0		0	0	50.00	(Before discounting, sales were = 0)	
Totals:	24		1,665,300	4,134,100	40.28	(Weighted)	
*** Statistics for this group (24 in sample) ***							
Statistical Mean= 42.459 Median= 40.973 Maximum= 79.333 Minimum= 24.519							
*** Statistics about Mean ***							
Normalized Average Deviation	=		0.18434	(Coefficient of Dispersion)			
Average Squared Deviation	=		129.26715	(Variance)			
Square Root of Squared Deviation	=		11.36957	(Standard Deviation)			
Normalized Standard Deviation	=		0.26778	(Covariance)			
2 Standard Deviation Range (Low)	=	19.71999	(High)	= 65.19827			
*** Statistics about Median ***							
Normalized Average Deviation	=		0.18789	(Coefficient of Dispersion)			
Average Squared Deviation	=		131.57171	(Variance)			
Square Root of Squared Deviation	=		11.47047	(Standard Deviation)			
Normalized Standard Deviation	=		0.27995	(Covariance)			
2 Standard Deviation Range (Low)	=	18.03207	(High)	= 63.91396			

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12/06/2022

11:12 AM

Codes And Descriptions

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DB: Lenawee County 2023

Code	Description	Comments
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Unit ME0 - MEDINA TOWNSHIP

20100	20100 COMMERCIAL	
ME0100	ME0 RESIDENTIAL	
IP	EXEMPT PROPERTY	
ME0101	AGRICULTURAL	
PP	PERSONAL PROPERTY	

Unit -

Unit: MEO - MEDINA TOWNSHIP

Rates/Values for Neighborhood 20100.20100 COMMERCIAL, Last Edited: 12/06/2022

Minimum Value for Frontages/Sites: 10,000

Values for Acreage Table 1: 'COMMERCIAL ACREAGE'

1 Acre: 19,200	3 Acre: 32,400	10 Acre: 65,000	30 Acre: 150,000
1.5 Acre: 23,250	4 Acre: 37,200	15 Acre: 75,000	40 Acre: 0
2 Acre: 26,600	5 Acre: 41,450	20 Acre: 100,000	50 Acre: 0
2.5 Acre: 29,650	7 Acre: 50,000	25 Acre: 125,000	100 Acre: 0

Rates for Rate Table 'MISC.', (Acres)

RIGHT OF WAY	: 0	
RES. WOODS	: 2,800	
WOODS	: 2,400	
TILLABLE	: 6,300	
REC. POND	: 10,000	(Not included in total acreage calculation)

Unit: MEO - MEDINA TOWNSHIP

Rates/Values for Neighborhood 40100.MEO RESIDENTIAL, Last Edited: 12/05/2022

Sites:

Site 'A':	Description: '0-.3	Value: 6,800
Site 'B':	Description: '.31 - .4	Value: 7,800
Site 'C':	Description: '.41 - .5	Value: 8,700
Site 'D':	Description: '.51 - .6	Value: 9,500
Site 'E':	Description: '.61 - .7	Value: 10,200
Site 'F':	Description: '.71 - .8	Value: 11,000
Site 'G':	Description: '.81 - .9	Value: 11,700
Site 'H':	Description: '.91 - .99	Value: 12,600

Values for Acreage Table 1: ''

1 Acre: 12,600	3 Acre: 22,500	10 Acre: 40,000	30 Acre: 105,000
1.5 Acre: 14,175	4 Acre: 26,000	15 Acre: 52,500	40 Acre: 140,000
2 Acre: 17,325	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 175,000
5 Acre: 18,750	7 Acre: 31,500	25 Acre: 100,000	100 Acre: 350,000

Rates for Rate Table 'MISC', (Acres)

TILLABLE	: 6,300	
WOODS	: 2,400	
LOW/WET	: 2,400	
RESIDENTIAL WDS	: 2,800	
R / W	: 0	
REC POND	: 10,000	(Not included in total acreage calculation)
FARM POND	: 5,000	(Not included in total acreage calculation)
PASTURE	: 2,400	
NON-TIL/RECREAT	: 2,000	
DEV / DNR	: 0	
DEV RESIDENTIAL	: 3,000	
AIR STRIP EXEMP	: 0	
DITCH	: 0	
LAKE BOTTOM	: 0	
WILD LIFE PRESR	: 0	
TILE ADJ 2	: -200	
TILE ADJ 4	: -400	
FORREST PRESERV	: 1	

Unit: MEO - MEDINA TOWNSHIP

Rates/Values for Neighborhood EXEMP.EXEMPT PROPERTY, Last Edited: 08/14/2022

Unit: ME0 - MEDINA TOWNSHIP

Rates/Values for Neighborhood ME101.AGRICULTURAL, Last Edited: 12/05/2022

Rates for Acreage Table 1: 'ACREAGE TABLE'					
1	Acre: 12,600	3	Acre: 22,500	10	Acre: 40,000
1.5	Acre: 14,175	4	Acre: 26,000	15	Acre: 52,500
2	Acre: 17,325	5	Acre: 30,000	20	Acre: 80,000
2.5	Acre: 18,750	7	Acre: 31,500	25	Acre: 100,000
				30	Acre: 105,000
				40	Acre: 140,000
				50	Acre: 175,000
				100	Acre: 350,000

Rates for Rate Table 'MISC', (Acres)

TILLABLE	: 6,300	
WOODS	: 2,400	
LOW/WET	: 2,400	
RESIDENTIAL WDS	: 2,400	
R / W	: 0	
REC POND	: 10,000	(Not included in total acreage calculation)
FARM POND	: 5,000	(Not included in total acreage calculation)
PASTURE	: 2,800	
NON-TIL/RECREAT	: 2,000	
DEV / DNR	: 0	
DEV RESIDENTIAL	: 3,000	
AIR STRIP EXEMP	: 0	
DITCH	: 0	
LAKE BOTTOM	: 0	
WILD LIFE PRESR	: 0	
TILE ADJ 2	: -200	
TILE ADJ 4	: -400	
FORREST PRESERV	: 1	

Unit: ME0 - MEDINA TOWNSHIP

Rates/Values for Neighborhood PP.PERSONAL PROPERTY, Last Edited: 08/14/2022

Unit: -

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

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Codes And Descriptions

Page: 1/1

DB: Lenawee County 2023

Code Description

Ave. ECF Comments

Unit ME0 - MEDINA TOWNSHIP

EXEMP	EXEMPT PROPERTY	1.000	
ME101	AGRICULTURAL	0.640	
	MEDINA TWP - OLDER STYLE	0.693	
	MEDINA TWP - MODERN STYLE	0.592	
ME6	RESIDENTIAL VACANT	1.000	NO BUILDINGS IN THIS NEIGHBORHOOD
MECOM	MEDINA - COMMERCIAL	0.765	
PP	PERSONAL PROPERTY	1.000	

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: ME101 'AGRICULTURAL'

Residential : 0.640
Town Homes/Duplexes: 1.000
Mobile Homes : 0.701
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: ME4 'MEDINA TWP - OLDER STYLE'

Residential : 0.693
Town Homes/Duplexes: 1.000
Mobile Homes : 0.693
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: ME5 'MEDINA TWP - MODERN STYLE'

Residential : 0.592
Town Homes/Duplexes: 1.000
Mobile Homes : 0.592
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: ME6 'RESIDENTIAL VACANT'

A. BUILDINGS IN THIS NEIGHBORHOOD

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: MECOM 'MEDINA - COMMERCIAL'

Residential : 0.765
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.765
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

F.s for Neighborhood: PP '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

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12/05/2022

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ECF Analysis for: ME0 - MEDINA TOWNSHIP

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DB: Lenawee County 2023

Neighborhoods Used: ME101 - AGRICULTURAL

9253 RANGER HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
ME0-113-1400-00	08/12/2022 ME101	101	290,000	161,689
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR/MAN	0	0	0.731
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	128311	175484	0.731	



13216 WHITE PINE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
ME0-203-2280-00	12/23/2020 ME101	101	425,000	37,258
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	69	197,206	0.692
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	190536	275273	0.692	



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DB: Lenawee County 2023

Neighborhoods Used: ME101 - AGRICULTURAL

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

Single Family E.C.F. : 0.692 (2)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.707 (2)
Commercial E.C.F. : 1.000 (0)

[illegible]

Settings for this Analysis

[illegible]

Starting Date: 04/01/2020

Ending Date: 09/30/2022

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): ME101 - AGRICULTURAL

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

12/05/2022 3:34 PM

Parcel: ME0-113-1400-00
Owner's Name: GRABER, JOSEPH & ROSA H
Property Address: 9253 RANGER HWY
MORENCI, MI 49256
Liber/Page: 0005-107
Split: 07/13/2022
Public Impr.: None
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Created: 07/13/2022
Active: Active

Mailing Address:

GRABER, JOSEPH & ROSA H
9253 RANGER HWY
MORENCI MI 49256

Description:

LD DES AS BEG 1103 FT S00^30'04"E FROM THE NW COR OF SEC 13 T8S R1E TH N89^29'56"E 335 FT TH S00^30'04"E 290 FT TH N89^29'56"E 974.32 FT TH S01^00'48"E 1234.99 FT ALG THE E LI OF THE W1/2 OF NW1/4 OF SD SEC TH S88^03'30"W 1320.78 FT ALG THE E-W 1/4 LI OF SD SEC TH N00^30'04"W 1558.15 FT ALG THE W LI OF SD SEC TO THE POB (SURVEY 40.01 AC)
SPLIT ON 07/13/2022 FROM ME0-113-1100-00

Most Recent Sale Information

Sold on 08/12/2022 for 290,000 by GRABER, JOSEPH & ROSA H.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 0005-107

Most Recent Permit Information

Permit 22-0007 on 09/04/2022 for \$0 category SHED.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	206,100	2022 Taxable:	122,186	Acreage:	40.01
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: MODULAR/MAN
Exterior: Wood Siding
% Good (Physical): 0
Heating System: Wall/Floor Furnace
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 3,240
Ground Area: 2,376
Garage Area: 0
Basement Area: 480
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 12
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 3:35 PM

Parcel: ME0-203-2280-00
Owner's Name: MOORE, JACOB L
Property Address: 13216 WHITE PINE HWY
MORENCI, MI 49256
Liber/Page: 2610-862
Split: / /
Public Impr.: None
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Created: / /
Active: Active

Mailing Address:

MOORE, JACOB L
MATTHEW W RIEKE
13216 WHITE PINE HWY
MORENCI MI 49256

Description:

PT OF NE FRA 1/4 OF SEC 3 T9S R1E DES AS COMM ON E LI AT A PT 710.68 FT N FROM E1/4 COR RUNN TH W 550 FT TH N
550 FT TH E 550 FT TH S 550 FT TO POB
1/4/2021 COMB FROM ME0-203-2260-00

Most Recent Sale Information

Sold on 01/14/2021 for 0 by MOORE, JACOB L & MATTHEW RIEKE.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2610-862

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	226,700	2022 Taxable:	221,974	Acreage:	7.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 3,236
Ground Area: 2,002
Garage Area: 0
Basement Area: 2,002
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 9
Estimated TCV: Tentative
Cmts:

Medina Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
MEO-113-1400-00	9253 RANGER HWY	08/12/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$206,100
MEO-203-2280-00	13216 WHITE PINE HWY	12/23/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$136,800
Totals:			\$715,000			\$715,000	\$342,900

	Sale. Ratio =>	Std. Dev. =>
1.00	1.0000	.00000
2.00	-.0000	.00000
3.00	-.0000	.00000
4.00	-.0000	.00000
5.00	-.0000	.00000
6.00	-.0000	.00000
7.00	-.0000	.00000
8.00	-.0000	.00000
9.00	-.0000	.00000
10.00	-.0000	.00000
11.00	-.0000	.00000
12.00	-.0000	.00000
13.00	-.0000	.00000
14.00	-.0000	.00000
15.00	-.0000	.00000
16.00	-.0000	.00000
17.00	-.0000	.00000
18.00	-.0000	.00000
19.00	-.0000	.00000
20.00	-.0000	.00000
21.00	-.0000	.00000
22.00	-.0000	.00000
23.00	-.0000	.00000
24.00	-.0000	.00000
25.00	-.0000	.00000
26.00	-.0000	.00000
27.00	-.0000	.00000
28.00	-.0000	.00000
29.00	-.0000	.00000
30.00	-.0000	.00000
31.00	-.0000	.00000
32.00	-.0000	.00000
33.00	-.0000	.00000
34.00	-.0000	.00000
35.00	-.0000	.00000
36.00	-.0000	.00000
37.00	-.0000	.00000
38.00	-.0000	.00000
39.00	-.0000	.00000
40.00	-.0000	.00000
41.00	-.0000	.00000
42.00	-.0000	.00000
43.00	-.0000	.00000
44.00	-.0000	.00000
45.00	-.0000	.00000
46.00	-.0000	.00000
47.00	-.0000	.00000
48.00	-.0000	.00000
49.00	-.0000	.00000
50.00	-.0000	.00000
51.00	-.0000	.00000
52.00	-.0000	.00000
53.00	-.0000	.00000
54.00	-.0000	.00000
55.00	-.0000	.00000
56.00	-.0000	.00000
57.00	-.0000	.00000
58.00	-.0000	.00000
59.00	-.0000	.00000
60.00	-.0000	.00000
61.00	-.0000	.00000
62.00	-.0000	.00000
63.00	-.0000	.00000
64.00	-.0000	.00000
65.00	-.0000	.00000
66.00	-.0000	.00000
67.00	-.0000	.00000
68.00	-.0000	.00000
69.00	-.0000	.00000
70.00	-.0000	.00000
71.00	-.0000	.00000
72.00	-.0000	.00000
73.00	-.0000	.00000
74.00	-.0000	.00000
75.00	-.0000	.00000
76.00	-.0000	.00000
77.00	-.0000	.00000
78.00	-.0000	.00000
79.00	-.0000	.00000
80.00	-.0000	.00000
81.00	-.0000	.00000
82.00	-.0000	.00000
83.00	-.0000	.00000
84.00	-.0000	.00000
85.00	-.0000	.00000
86.00	-.0000	.00000
87.00	-.0000	.00000
88.00	-.0000	.00000
89.00	-.0000	.00000
90.00	-.0000	.00000
91.00	-.0000	.00000
92.00	-.0000	.00000
93.00	-.0000	.00000
94.00	-.0000	.00000
95.00	-.0000	.00000
96.00	-.0000	.00000
97.00	-.0000	.00000
98.00	-.0000	.00000
99.00	-.0000	.00000
100.00	-.0000	.00000

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
71.07	\$337,173	\$161,689	\$128,311	\$175,484	0.731	3,240	\$39.60	ME101
32.19	\$494,873	\$37,258	\$387,742	\$560,182	0.692	3,236	\$119.82	ME101
	\$832,046		\$516,053	\$735,666			\$79.71	
47.96				E.C.F. =>	0.701		Std. Deviation=>	0.02758598
27.49				Ave. E.C.F. =>	0.712		Ave. Variance=>	1.9506

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
1.9506	MODULAR/MAN	\$161,689	AGRICULTURAL	101
1.9506	CONVENTIONAL	\$31,749	AGRICULTURAL	101
1.0200				

Coefficient of Var=> 2.740881544

Medina Township Agricultural Land Value Analysis

Parcel Number	Street Address	Class	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
ME0-127-4905-00	13000 W MULBERRY RD	102	04/19/22	\$57,330	WD	03-ARM'S LENGTH	\$57,330
ME0-130-3650-00	16000 W MULBERRY RD	102	01/18/22	\$3,987,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,987,750
ME0-130-4800-00	11000 W MULBERRY RD	102	01/18/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000
ME0-131-1355-00	16000 W MULBERRY RD	102	05/21/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000
ME0-131-2050-00	16000 W MULBERRY RD	102	02/23/22	\$722,920	MLC	19-MULTI PARCEL ARM'S LENGTH	\$722,920
ME0-131-2280-00	11430 MUNSON HWY	102	02/04/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000
ME0-133-2880-00	12325 INGALL HWY	102	09/07/21	\$23,400	WD	03-ARM'S LENGTH	\$23,400
Totals:				\$5,821,400			\$5,821,400

2023 Till Per Acre:

\$6,300.00

2023 Woods:

\$2,400.00

Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$26,300	45.87	\$52,669	\$57,330	\$52,669	12.74	12.74	\$4,500	\$0.10
\$1,283,200	32.18	\$2,603,831	\$3,981,823	\$2,597,904	531.70	142.40	\$7,489	\$0.17
\$91,300	32.04	\$185,662	\$285,000	\$185,662	38.00	38.00	\$7,500	\$0.17
\$390,800	74.44	\$809,114	\$525,000	\$809,114	142.33	142.33	\$3,689	\$0.08
\$384,800	53.23	\$782,088	\$722,920	\$782,088	131.44	119.44	\$5,500	\$0.13
\$114,300	51.95	\$232,438	\$220,000	\$232,438	39.49	39.49	\$5,571	\$0.13
\$12,400	52.99	\$8,742	\$23,400	\$8,742	1.64	1.64	\$14,268	\$0.33
\$2,303,100		\$4,674,544	\$5,815,473	\$4,668,617	897.34	496.04		
Sale. Ratio =>	39.56				Average	Average		
					per Net Acre=>	6,480.79	per SqFt=>	\$0.15

ECF Area	Liber/Page	Other Parcels in Sale	Land Table
ME5	2638-267		MEO RESIDENTIAL
ME4	2632-738	MEO-129-3550-00, MEO-129-3800-00, MEO-130-2050-00, MEO-130-2800-00, MEO-130-4280-00	MEO RESIDENTIAL
	2632-756		MEO RESIDENTIAL
ME101	2598-173		AGRICULTURAL
ME4	2634-709	MEO-131-1400-00	MEO RESIDENTIAL
ME4	2633-604		MEO RESIDENTIAL
ME101	2625-761		AGRICULTURAL

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Medina Township All Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
MEO-102-2800-00	12253 MEDINA RD	10/26/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$53,500
MEO-103-1020-00	13935 MEDINA RD	04/13/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,600
MEO-105-4900-00	7973 DILLON HWY	01/12/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$194,600
MEO-117-4300-00	15180 LIME CREEK RD	09/17/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,100
MEO-118-1075-00	1035 S US-127	10/04/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,700
MEO-118-3600-00	1111 S MERIDIAN RD	01/27/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,700
MEO-127-2020-00	13499 W RIDGEVILLE RD	02/26/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$52,600
MEO-131-4700-00	16248 WABASH RD	11/11/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$92,900
MEO-132-1100-00	12199 MUNSON HWY	08/07/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$85,400
MEO-135-4980-00	12958 RANGER HWY	06/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$45,100
MEO-136-1150-00	11933 W MULBERRY RD	04/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$79,600
MEO-136-2350-00	12001 SIMS HWY	04/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,800
MEO-205-2800-00	13140 MEYERHOLTZ HWY	08/20/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$63,700
MEO-206-3900-00	16440 MORENCI RD	12/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$100,600
MEO-212-1150-00	11763 STATE LI RD	10/18/20	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$39,900
MEO-501-1030-00	12411 MEDINA RD	10/05/20	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$35,700
MEO-550-0100-00	13847 MUNSON HWY	01/06/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,500
Totals:			\$3,107,000			\$3,107,000	\$1,282,000

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
35.43	\$153,996	\$25,545	\$125,455	\$215,053	0.583	1,568	\$80.01	ME5
42.02	\$173,588	\$14,724	\$153,276	\$268,488	0.571	1,560	\$98.25	ME5
43.24	\$478,114	\$155,197	\$294,803	\$547,317	0.539	3,050	\$96.66	ME5
50.42	\$299,406	\$159,985	\$100,015	\$220,345	0.454	1,320	\$75.77	ME5
61.55	\$146,589	\$23,386	\$86,614	\$169,980	0.510	1,615	\$53.63	ME4
42.07	\$86,059	\$14,175	\$77,825	\$111,814	0.696	1,250	\$62.26	ME4
41.75	\$133,930	\$21,867	\$104,133	\$189,937	0.548	1,733	\$60.09	ME5
36.29	\$232,209	\$26,143	\$229,857	\$321,967	0.714	2,201	\$104.43	ME5
38.30	\$212,080	\$28,299	\$194,701	\$305,242	0.638	1,792	\$108.65	ME5
28.01	\$118,403	\$13,325	\$147,675	\$177,850	0.830	1,188	\$124.31	ME5
38.09	\$171,763	\$30,000	\$179,000	\$206,825	0.865	1,706	\$104.92	ME4
46.27	\$241,456	\$92,733	\$127,267	\$247,700	0.514	1,680	\$75.75	ME5
36.19	\$150,541	\$22,757	\$153,243	\$194,813	0.787	1,800	\$85.14	ME4
34.10	\$240,182	\$29,541	\$265,459	\$328,917	0.807	3,084	\$86.08	ME4
44.33	\$101,655	\$17,371	\$72,629	\$128,634	0.565	1,524	\$47.66	ME4
79.33	\$95,278	\$17,183	\$27,817	\$97,209	0.286	1,101	\$25.27	ME4
38.00	\$74,793	\$6,800	\$68,200	\$105,044	0.649	1,304	\$52.30	ME4
	\$3,110,042		\$2,407,969	\$3,837,133			\$78.89	
41.26			E.C.F. =>	0.628		Std. Deviation=>	0.15085537	
11.88			Ave. E.C.F. =>	0.621		Ave. Variance=>	11.9900	

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
3.7557	MODULAR/MAN		\$25,545		MEO RESIDENTIAL	401
5.0037	MODULAR/MAN		\$14,018		MEO RESIDENTIAL	401
8.2290	TWO STORY		\$128,877		MEO RESIDENTIAL	401
16.7021	CONVENTIONAL		\$157,163		MEO RESIDENTIAL	401
11.1369	CONVENTIONAL		\$22,200		MEO RESIDENTIAL	401
7.5101	CONVENTIONAL		\$14,175		MEO RESIDENTIAL	401
7.2674	TRI - LEVEL		\$12,600		MEO RESIDENTIAL	401
9.2990	CAPE COD		\$23,095		MEO RESIDENTIAL	401
1.6935	OTHER		\$17,325		MEO RESIDENTIAL	401
20.9410	RANCH		\$13,325		MEO RESIDENTIAL	401
24.4544	CONVENTIONAL		\$30,000		MEO RESIDENTIAL	401
10.7128	RANCH		\$88,319		MEO RESIDENTIAL	401
16.5694	CONVENTIONAL		\$20,624		MEO RESIDENTIAL	401
18.6147	CONVENTIONAL		\$29,541		MEO RESIDENTIAL	401
5.6305	SINGLE STORY		\$17,371		MEO RESIDENTIAL	401
33.4766	TWO STORY		\$14,600	MEO-501-1050-00	MEO RESIDENTIAL	401
2.8326	RANCH		\$6,800		MEO RESIDENTIAL	401
0.6620						

Coefficient of Var=> 19.30989539

Medina Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
MEO-127-2020-00	13499 W RIDGEVILLE RD	02/26/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$52,600
MEO-135-4980-00	12958 RANGER HWY	06/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$45,100
MEO-103-1020-00	13935 MEDINA RD	04/13/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,600
MEO-118-3600-00	1111 S MERIDIAN RD	01/27/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,700
MEO-206-3900-00	16440 MORENCI RD	12/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$100,600
MEO-205-2800-00	13140 MEYERHOLTZ HWY	08/20/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$63,700
MEO-132-1100-00	12199 MUNSON HWY	08/07/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$85,400
MEO-212-1150-00	11763 STATE LI RD	10/18/20	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$39,900
MEO-131-4700-00	16248 WABASH RD	11/11/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$92,900
MEO-102-2800-00	12253 MEDINA RD	10/26/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$53,500
MEO-118-1075-00	1035 S US-127	10/04/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,700
MEO-136-1150-00	11933 W MULBERRY RD	04/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$79,600
MEO-136-2350-00	12001 SIMS HWY	04/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,800
MEO-117-4300-00	15180 LIME CREEK RD	09/17/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,100
MEO-105-4900-00	7973 DILLON HWY	01/12/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$194,600
MEO-114-2300-00	9000 RANGER HWY	02/25/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,000
Totals:			\$3,282,000			\$3,282,000	\$1,338,000

Sale. Ratio =>

Std. Dev. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
MEO-550-0100-00	13847 MUNSON HWY	01/06/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,500

Totals: \$3,282,000

\$75,000

\$28,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
41.75	\$133,330	\$4,670	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$4,670
28.01	\$118,319	\$55,922	\$13,241	0.0	0.0	1.23	1.23	#DIV/0!	\$45,465
42.02	\$173,997	\$8,430	\$14,427	0.0	0.0	1.45	1.45	#DIV/0!	\$5,814
42.07	\$86,581	\$20,116	\$14,697	0.0	0.0	1.50	1.50	#DIV/0!	\$13,411
34.10	\$240,599	\$84,359	\$29,958	0.0	0.0	1.56	1.56	#DIV/0!	\$54,076
36.19	\$150,660	\$46,083	\$20,743	0.0	0.0	1.73	1.73	#DIV/0!	\$26,638
38.30	\$211,726	\$28,245	\$16,971	0.0	0.0	2.00	2.00	#DIV/0!	\$14,123
44.33	\$101,319	\$5,716	\$17,035	0.0	0.0	2.02	2.02	#DIV/0!	\$2,835
36.29	\$230,446	\$46,886	\$21,332	0.0	0.0	3.17	3.17	#DIV/0!	\$14,791
35.43	\$152,033	\$22,549	\$23,582	0.0	0.0	3.87	3.87	#DIV/0!	\$5,827
61.55	\$145,989	(\$14,389)	\$21,600	0.0	0.0	5.00	5.00	#DIV/0!	(\$2,878)
38.09	\$168,596	\$67,237	\$26,833	0.0	0.0	5.00	5.00	#DIV/0!	\$13,447
46.27	\$240,192	\$66,863	\$87,055	0.0	0.0	18.00	18.00	#DIV/0!	\$3,715
50.42	\$297,289	\$117,757	\$155,046	0.0	0.0	38.00	38.00	#DIV/0!	\$3,099
43.24	\$477,536	\$100,763	\$128,299	0.0	0.0	40.00	40.00	#DIV/0!	\$2,519
32.00	\$112,000	\$175,000	\$112,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,375
40.77	\$3,185,824	\$830,577	\$734,401	249.0		166.27	165.96		
11.83						Average per Net Acre=>	4,995.50		Average per SqFt=>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
38.00	\$74,593	\$7,007	\$6,600	66.0	165.0	0.25	0.25	\$106	\$28,028
38.00	\$74,593	\$7,007	\$6,600	66.0		0.25	0.25		
11.83				Average per FF=>		Average per Net Acre=>	28,028.00		Average per SqFt=>

Dollars/Sqft	Actual Front	ECF Area	Libert/Page	Land Table	Class
\$0.11	0.00	MES 2613-955	MEO RESIDENTIAL	401	
\$1.04	0.00	MES 2621-366	MEO RESIDENTIAL	401	
\$0.13	0.00	MES 2617-546	MEO RESIDENTIAL	401	
\$0.31	0.00	ME4 2633-232	MEO RESIDENTIAL	401	
\$1.24	0.00	ME4 2630-979	MEO RESIDENTIAL	401	
\$0.61	0.00	ME4 2624-918	MEO RESIDENTIAL	401	
\$0.32	0.00	MES 2602-410	MEO RESIDENTIAL	401	
\$0.07	0.00	ME4 2607-496	MEO RESIDENTIAL	401	
\$0.34	0.00	MES 2629-364	MEO RESIDENTIAL	401	
\$0.13	0.00	MES 2606-581	MEO RESIDENTIAL	401	
(\$0.07)	0.00	ME4 2627-50	MEO RESIDENTIAL	401	
\$0.31	0.00	ME4 2617-234	MEO RESIDENTIAL	401	
\$0.09	0.00	MES 2617-240	MEO RESIDENTIAL	401	
\$0.07	0.00	MES 2604-294	MEO RESIDENTIAL	401	
\$0.06	0.00	MES 2611-05	MEO RESIDENTIAL	401	
\$0.10	0.00	ME4 2634-634	MEO RESIDENTIAL	401	

\$0.11

Dollars/Sqft	Actual Front	ECF Area	Libert/Page	Land Table	Class
\$0.64	66.00	ME4 2610-789	MEO RESIDENTIAL	401	

\$0.64

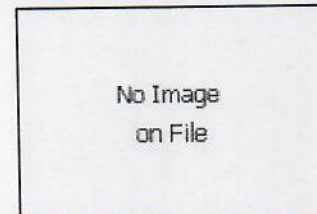
6

Neighborhoods Used: ME5.MEDINA TWP - MODERN STYLE

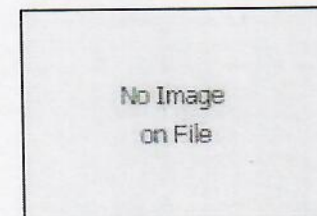
16248 WABASH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-131-4700-00 11/11/2021 ME5 401 256,000 26,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 84 201,814 282,686 0.714
Agricultural Buildings: ResidualValue CostByManual E.C.F.
28043 39281 0.714



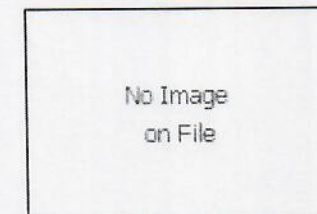
12958 RANGER HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-135-4980-00 06/18/2021 ME5 401 161,000 13,325
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 89 147,379 177,493 0.830
Agricultural Buildings: ResidualValue CostByManual E.C.F.
296 357 0.830



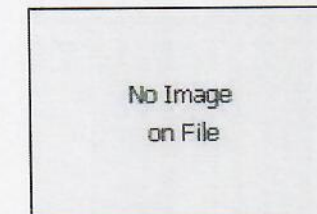
13935 MEDINA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-103-1020-00 04/13/2021 ME5 401 168,000 14,724
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR/MAN 84 152,641 267,375 0.571
Agricultural Buildings: ResidualValue CostByManual E.C.F.
635 1113 0.571



12001 SIMS HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-136-2350-00 04/08/2021 ME5 401 220,000 92,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 124,034 241,407 0.514
Agricultural Buildings: ResidualValue CostByManual E.C.F.
3233 6293 0.514



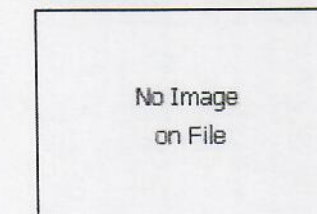
99 W RIDGEVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-127-2020-00 02/26/2021 ME5 401 126,000 21,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI - LEVEL 84 104,133 189,937 0.548



7973 DILLON HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-105-4900-00 01/12/2021 ME5 401 450,000 155,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 84 294,803 547,317 0.539



12253 MEDINA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-102-2800-00 10/26/2020 ME5 401 151,000 25,545
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR/MAN 84 123,222 211,225 0.583
Agricultural Buildings: ResidualValue CostByManual E.C.F.
2233 3828 0.583



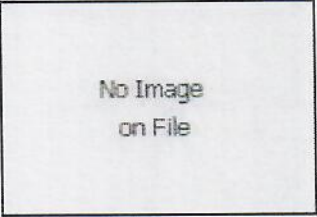
15180 LIME CREEK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
ME0-117-4300-00 09/17/2020 ME5 401 260,000 159,985
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 84 89,589 197,375 0.454
Agricultural Buildings: ResidualValue CostByManual E.C.F.
10426 22970 0.454



12/05/2022
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Neighborhoods Used: ME5.MEDINA TWP - MODERN STYLE

12199 MUNSON HWY					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
ME0-132-1100-00		08/07/2020 ME5		401	223,000 28,299
Company	Style	%Good	ResidualValue	CostByManual	E.C.F.
le Family	OTHER	84	188,963	296,246	0.638
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		5738	8996	0.638	



04:23 PM

DB: Lenawee County 2023

Neighborhoods Used: ME5.MEDINA TWP - MODERN STYLE

<<<<<<<<<<	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	282,686	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	197,375	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	478,600	0	0	0	0	
MULTI - FAMILY	0	0	0	0	0	0	
OTHER	0	296,246	0	0	0	0	
RANCH	0	418,900	0	0	0	0	
SINGLE STORY	0	0	0	0	0	0	
TRI - LEVEL	0	189,937	0	0	0	0	
TWO STORY	0	547,317	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Costs by Manual : 2,411,061
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 82,838
 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	201,814	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	89,589	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	275,863	0	0	0	0	
MULTI - FAMILY	0	0	0	0	0	0	
OTHER	0	188,963	0	0	0	0	
RANCH	0	271,413	0	0	0	0	
SINGLE STORY	0	0	0	0	0	0	
TRI - LEVEL	0	104,133	0	0	0	0	
TWO STORY	0	294,803	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 1,426,578
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 50,604
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
9	0	7.29	10.22	1.002	
After Application of E.C.F.s		4.45	8.47	0.994	

<<<<<<<	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)	0.714(1)	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)	0.454(1)	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)	0.576(2)	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)	0.638(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
RANCH	1.000(0)	0.648(2)	1.000(0)	1.000(0)	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)	0.548(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
TWO STORY	1.000(0)	0.539(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	

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

12/05/2022 4:25 PM

Parcel:	ME0-102-2800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KORECKI, TIMOTHY JAMES & JULIE JO	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12253 MEDINA RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2621-13	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

KORECKI, TIMOTHY JAMES & JULIE JO
12253 MEDINA RD
HUDSON MI 49247

Description:

PT OF NE1/4 SEC 2, T8S R1E INCLUDING LOTS 1 THRU 7 & UNIMPROVED PT OF EAST ST LYING ADJ TO LOTS 2 THRU 7, PLAT OF V/MEDINA DES AS COMM AT E1/4 COR OF SEC 2 TH N 1373.39 FT ALG E LI OF SEC 2 TO CNTRLI OF MEDINA RD TH N82°14'58"W 725.15 FT ALG EXISTING CNTRLI OF MEDINA RD TH N81°27'10"W 418.26 FT ALG CNTRLI OF MEDINA RD TO POB TH S 438.77 FT TH N82°41'08"W 402.35 FT TH N 327.51 FT TH S81°27'10"E 70 FT TH N 120 FT TH S81°27'10"E 333.50 FT TO POB. (3.87 AC)

Most Recent Sale Information

Sold on 10/26/2020 for 151,000 by LEE, ROBIN & KENNETH COX.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2606-581

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	71,000	2022 Taxable:	64,975	Acreage:	3.87
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1999

Occupancy: Single Family

Class: C

Style: MODULAR/MAN

Exterior:

% Good (Physical): 84

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,568

Ground Area: 1,568

Garage Area: 0

Basement Area: 1,568

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:25 PM

Parcel: ME0-103-1020-00
Owner's Name: TIMM, ASHLEY A
Property Address: 13935 MEDINA RD
HUDSON, MI 49247

Liber/Page: 2617-546
Split: / /

Created: / /
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

TIMM, ASHLEY A
13935 MEDINA RD
HUDSON MI 49247

Description:

LD BEG AT NW COR OF SEC 3 TH E THRU CTR OF HWY 384 FT TH S 189 FT TH W 384 FT TO CTR OF HWY TH N TO BEG SEC 3

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Most Recent Sale Information

Sold on 04/13/2021 for 168,000 by SHELLE, BRIAN D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-546

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 80,800

2022 Taxable: 80,800

Acreage: 1.45

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1976

Occupancy: Single Family

Class: C+5

Style: MODULAR/MAN

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,560

Ground Area: 1,560

Garage Area: 552

Basement Area: 1,248

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:25 PM

Parcel:	ME0-105-4900-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KHOURI, RONI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7973 DILLON HWY HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2611-05	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46080 HUDSON AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE
Mailing Address:	Description:		
KHOURI, RONI 50015 COOKE AVE PLYMOUTH MI 48170	LD DES AS BEG AT SE COR OF SEC 5 T8S R1E TH N89^59'30"W 1726.39 FT ALG S LI TH N 1006.72 FT TH N89^50'20"E 1726.40 FT TO A PT ON E LI 1769.29 FT S FROM E1/4 COR TH S 1011.83 FT TO POB.		

Most Recent Sale Information

Sold on 01/12/2021 for 450,000 by BUSSCHER, DANIEL & MARY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2611-05

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	225,300	2022 Taxable:	225,300	Acres:	40.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: B-10
Style: TWO STORY
Exterior:
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 3,050
Ground Area: 1,684
Garage Area: 752
Basement Area: 1,684
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:25 PM

Parcel:	ME0-117-4300-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GERKEN, DAVID, JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	15180 LIME CREEK RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2604-294	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

GERKEN, DAVID, JR
15180 LIME CREEK RD
HUDSON MI 49247

Description:

W 38 ACRES OF E 66 ACRES OF SE 1/4 SEC 17

Most Recent Sale Information

Sold on 09/17/2020 for 260,000 by SCHUTTE, JERRY M, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604-294

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	142,800	2022 Taxable:	138,525	Acreage:	38.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1974
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,320
Ground Area: 1,320
Garage Area: 616
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:25 PM

Parcel:	ME0-127-2020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SWANDER, RUSTY L & DENE D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13499 W RIDGEVILLE RD MORENCI, MI 49256	Taxable Status:	TAXABLE
Liber/Page:	2613-955	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE
Mailing Address:	SWANDER, RUSTY L & DENE D 13499 W RIDGEVILLE RD MORENCI MI 49256	Description:	LD BEG AT NW COR OF NE 1/4 SEC 27 RUNN TH S 247.5 FT TH E 176 FT TH N 247.5 FT TH W 176 FT TO POB SEC 27

Most Recent Sale Information

Sold on 02/26/2021 for 126,000 by BLAKER, CAINON & MARNIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2613-955

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,000	2022 Taxable:	62,000	Acreage:	1.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1974
Occupancy: Single Family
Class: C
Style: TRI - LEVEL
Exterior:
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,733
Ground Area: 1,080
Garage Area: 484
Basement Area: 504
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:25 PM

Parcel:	ME0-131-4700-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HIGGINS, DUSTIN & AMY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	16248 WABASH RD WALDRON, MI 49288	Taxable Status	TAXABLE
Liber/Page:	2647-335	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	30080 WALDRON AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

HIGGINS, DUSTIN & AMY
16248 WABASH RD
WALDRON MI 49288

Description:

LD BEG 1364.70 FT W FROM SE COR SEC 31 T8S R1E RUNN TH W 201 FT TH N 415 FT TH E 201 FT TH S 415 FT TO POB
ALSO LD DES AS COMM ON THE S LI OF SD SEC AT A PT LOC 1283.79 FT E FROM THE S1/4 COR OF SD SEC & RUNN TH N
415 FT TH E 130.25 FT PAR WITH THE S LI OF SD SEC TH S0^24'E 415 FT TH W ALG SD S LI OF SD SEC 133.15 FT TO THE
POB
1/3/2022 PT COMB FROM ME0-131-4550-00

Most Recent Sale Information

Sold on 10/24/2022 for 292,000 by MARI, KATHY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2646-866

Most Recent Permit Information

Permit 22002 on 04/22/2022 for \$110 category REMODEL.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	106,600	2022 Taxable:	106,600	Acreage:	3.17
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+10
Style: CAPE COD
Exterior:
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,201
Ground Area: 1,625
Garage Area: 700
Basement Area: 1,625
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:25 PM

Parcel: ME0-132-1100-00
Owner's Name: GUHL, MICHAEL A JR & JESSICA L
Property Address: 12199 MUNSON HWY
WALDRON, MI 49288
Liber/Page: 2602-410
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

GUHL, MICHAEL A JR & JESSICA L
12199 MUNSON HWY
WALDRON MI 49288

Description:

LD DES AS COMM AT THE NW COR OF SEC 32 T8S R1E 1027.34 FT S ALG THE W LI OF SD SEC (CNTLRI OF MUNSON HWY)
FOR A POB TH CONT S 300 FT ALG SD LI & SD HWY TO THE SW COR OF THE NW1/4 OF THE NW1/4 OF SD SEC TH
S89^47'33"E 290.40 FT ALG THE S LI OF THE NW1/4 OF THE NW1/4 OF SD SEC TH N 300 FT TH N89^47'33"W 290.40 FT TO
THE POB

Most Recent Sale Information

Sold on 08/07/2020 for 223,000 by JOUGHIN, DANIEL R & CARRIE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2602-410

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	98,200	2022 Taxable:	89,354	Acres:	2.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C+10
Style: OTHER
Exterior:
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 1,792
Ground Area: 1,792
Garage Area: 576
Basement Area: 1,792
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:25 PM

Parcel:	ME0-135-4980-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MINION, KYLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12958 RANGER HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2621-366	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE
Mailing Address:	Description:		
MINION, KYLE 12958 RANGER HWY MORENCI MI 49256	PARCEL OF LD OUT OF SE COR SEC 35 BEING 293 FT N AND S BY 183 FT E AND W SEC 35		

Most Recent Sale Information

Sold on 06/18/2021 for 161,000 by ARQUETTE, KIRK R & PATRICIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2621-366

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	55,100	2022 Taxable:	55,100	Acreage:	1.23
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 89
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,188
Ground Area: 1,188
Garage Area: 660
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

12/05/2022 4:25 PM

Parcel:	ME0-136-2350-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	THOMPSON, JASON & ANGELA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12001 SIMS HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2617-242	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

THOMPSON, JASON & ANGELA
12001 SIMS HWY
MORENCI MI 49256

Description:

ALL THAT PART OF THE E 1/2 OF THE NE 1/4 SEC 9 LYING N & E OF SIMMS HWY SEC 36

Most Recent Sale Information

Sold on 04/08/2021 for 220,000 by LAMPE, WILLIAM S & MARY I.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-240

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	114,100	2022 Taxable:	89,610	Acreage:	18.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1995

Occupancy: Single Family

Class: C+5

Style: RANCH

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,680

Ground Area: 1,680

Garage Area: 624

Basement Area: 1,680

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Medina Township Modern Style ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
MEO-102-2800-00	12253 MEDINA RD	10/26/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$53,500	35.43
MEO-103-1020-00	13935 MEDINA RD	04/13/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,600	42.02
MEO-105-4900-00	7973 DILLON HWY	01/12/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$194,600	43.24
MEO-117-4300-00	15180 LIME CREEK RD	09/17/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,100	50.42
MEO-127-2020-00	13499 W RIDGEVILLE RD	02/26/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$52,600	41.75
MEO-131-4700-00	16248 WABASH RD	11/11/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$92,900	36.29
MEO-132-1100-00	12199 MUNSON HWY	08/07/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$85,400	38.30
MEO-135-4980-00	12958 RANGER HWY	06/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$45,100	28.01
MEO-136-2350-00	12001 SIMS HWY	04/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,800	46.27
Totals:			\$2,015,000			\$2,015,000	\$827,600	

Sale. Ratio => 41.07
Std. Dev. => 6.58

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$153,996	\$25,545	\$125,455	\$215,053	0.583	1,568	\$80.01	ME5	1.5627
\$173,588	\$14,724	\$153,276	\$268,488	0.571	1,560	\$98.25	ME5	2.8107
\$478,114	\$155,197	\$294,803	\$547,317	0.539	3,050	\$96.66	ME5	6.0360
\$299,406	\$159,985	\$100,015	\$220,345	0.454	1,320	\$75.77	ME5	14.5091
\$133,930	\$21,867	\$104,133	\$189,937	0.548	1,733	\$60.09	ME5	5.0744
\$232,209	\$26,143	\$229,857	\$321,967	0.714	2,201	\$104.43	ME5	11.4921
\$212,080	\$28,299	\$194,701	\$305,242	0.638	1,792	\$108.65	ME5	3.8865
\$118,403	\$13,325	\$147,675	\$177,850	0.830	1,188	\$124.31	ME5	23.1340
\$241,456	\$92,733	\$127,267	\$247,700	0.514	1,680	\$75.75	ME5	8.5198
\$2,043,182		\$1,477,182	\$2,493,899			\$91.55		0.6675
E.C.F. =>				0.592	Std. Deviation=>		0.11390674	
Ave. E.C.F. =>				0.599	Ave. Variance=>		8.5584 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
MODULAR/MAN	\$25,545	MEO RESIDENTIAL	401	84
MODULAR/MAN	\$14,018	MEO RESIDENTIAL	401	84
TWO STORY	\$128,877	MEO RESIDENTIAL	401	84
CONVENTIONAL	\$157,163	MEO RESIDENTIAL	401	84
TRI - LEVEL	\$12,600	MEO RESIDENTIAL	401	84
CAPE COD	\$23,095	MEO RESIDENTIAL	401	84
OTHER	\$17,325	MEO RESIDENTIAL	401	84
RANCH	\$13,325	MEO RESIDENTIAL	401	89
RANCH	\$88,319	MEO RESIDENTIAL	401	84

14.2878912

7

Neighborhoods Used: ME4.MEDINA TWP - OLDER STYLE

1111 S MERIDIAN RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-118-3600-00		01/27/2022		ME4	401	92,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	74	77,200	110,916	0.696	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	625	898	0.696			

No Image
on File

16440 MORENCI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-206-3900-00		12/10/2021		ME4	401	295,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	89	265,158	328,544	0.807	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	301	373	0.807			



1035 S US-127

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-118-1075-00		10/04/2021		ME4	401	110,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	65	66,209	129,936	0.510	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	20405	40044	0.510			



13140 MEYERHOLTZ HWY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-205-2800-00		08/20/2021		ME4	401	176,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	84	146,461	186,191	0.787	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	6782	8622	0.787			



33 W MULBERRY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-136-1150-00		04/09/2021		ME4	401	209,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONVENTIONAL	84	156,413	180,727	0.865	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	22587	26098	0.865			

No Image
on File

13847 MUNSON HWY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-550-0100-00		01/06/2021		ME4	401	75,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	66,821	102,920	0.649	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	1379	2124	0.649			

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on File

11763 STATE LI RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-212-1150-00		10/18/2020		ME4	401	90,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SINGLE STORY	74	69,557	123,194	0.565	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	3072	5440	0.565			

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12411 MEDINA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
ME0-501-1030-00		10/05/2020		ME4	401	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	65	25,086	87,667	0.286	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	2731	9542	0.286			

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on File

!!MULTI-PARCEL SALE!!

Neighborhoods Used: ME4.MEDINA TWP - OLDER STYLE

<<<<<<<<<<	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	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	0	0	0	0
CONVENTIONAL	0	695,461	110,916	129,936	0	0	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
MODULAR/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	102,920	0	0	0
SINGLE STORY	0	0	123,194	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0	0
TWO STORY	0	0	0	87,667	0	0	0
	0	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,250,093
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 93,141
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	0	0	0	0
CONVENTIONAL	0	568,032	77,200	66,209	0	0	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
MODULAR/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	66,821	0	0	0
SINGLE STORY	0	0	69,557	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0	0
TWO STORY	0	0	0	25,086	0	0	0
	0	0	0	0	0	0	0

Total Single Family Sale Residual Values : 872,905
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 57,882
Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	1	20.62	27.79	1.122
After Application of E.C.F.s		2.68	3.83	1.009

<<<<<<< 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)	0.817(3)	0.696(1)	0.510(1)	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)	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)	0.649(1)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	0.565(1)	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)	0.286(1)	1.000(0)	1.000(0)

04:40 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)
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Single Family E.C.F.	: 0.698 (8)
Mobile Home E.C.F.	: 1.000 (0)
Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 0.621 (8)
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): ME4 - MEDINA TWP - OLDER STYLE

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.25
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 300

Minimum E.C.F. (Agricultural): 0.25
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300

Minimum E.C.F. (Commercial): 0.25
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-118-1075-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HALL-THOMAS, LINDA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1035 S US-127 HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2627-50	Prev. Taxable Stat	TAXABLE
Split:	11/09/2011	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46080 HUDSON AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

HALL-THOMAS, LINDA M
482 WOODSEdge LANE
WHITE LAKE MI 48386

Description:

LD DES AS COMM AT THE NW COR OF SEC 18 T8S R1E TH S00°34'52"W 812.96 FT ALG THE W LI OF SD SEC (CNTRLI OF HWY US-127) FOR A POB TH CONT ALG SD LI ALG SD RD S00°34'52"W 484 FT TH S89°25'08"E 450 FT TH N00°34'52"E 484 FT TH N89°25'08"W 450 FT TO THE POB (SURVEY 5 AC)
SPLIT ON 11/09/2011 FROM ME0-118-1050-00;

Most Recent Sale Information

Sold on 10/04/2021 for 110,000 by GRABER, LOUIS L M & MARY H.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-50

Most Recent Permit Information

Permit 56-4798 on 11/03/2022 for \$0 category POLE BARN.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	67,200	2022 Taxable:	67,200	Acreage:	5.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior: Wood Siding
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,615
Ground Area: 1,111
Garage Area: 540
Basement Area: 1,011
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 5
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-118-3600-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOHNSON, ANDREA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1111 S MERIDIAN RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2633-232	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	30080 WALDRON AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

JOHNSON, ANDREA
ALEX J PRICE
1111 S MERIDIAN RD
HUDSON MI 49247

Description:

LD BEG 388 FT N FROM SW COR SEC 18 RUNN TH E 250 FT TH N 262 FT TH W TO W SEC LI TH S TO POB SEC 18

Most Recent Sale Information

Sold on 01/27/2022 for 92,000 by THOMPSON, RONNY A & TRINA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2633-232

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	40,600	2022 Taxable:	33,225	Acreage:	1.50
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,250
Ground Area: 908
Garage Area: 0
Basement Area: 684
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-136-1150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DUNN, MATTHEW R & CAROL E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11933 W MULBERRY RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2617-234	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE
Mailing Address:	DUNN, MATTHEW R & CAROL E 11933 W MULBERRY RD MORENCI MI 49256	Description:	LD DES AS COMM AT THE NW COR OF SEC 36 T8S R1E TH E 325 FT ALG THE N LI OF SD SEC (CNTRLI OF MULBERRY RD) FOR A POB TH CONT E 432 FT TH S 505 FT TH W 432 FT TH N 505 FT TO THE POB (SURVEY 5.008 AC)

Most Recent Sale Information

Sold on 04/09/2021 for 209,000 by WILSON, MATTHEW B.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-234

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	78,600	2022 Taxable:	78,600	Acreage:	5.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,706
Ground Area: 1,418
Garage Area: 624
Basement Area: 1,028
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 6
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-205-2800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ZANDBERGEN, DONALD J, JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13140 MEYERHOLTZ HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2624-918	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

ZANDBERGEN, DONALD J, JR
13140 MEYERHOLTZ HWY
MORENCI MI 49256

Description:

LD COMM 711.4 FT S OF NE COR SEC 5 TH S 290 FT TH W 260 FT TH N 290 FT TH E 260 FT TO POB SEC 5

Most Recent Sale Information

Sold on 08/20/2021 for 176,000 by LOVE, RYAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2624-918

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	70,200	2022 Taxable:	70,200	Acreage:	1.73
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: C-10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,800
Ground Area: 1,332
Garage Area: 528
Basement Area: 468
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts: MILK HOUSE

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-206-3900-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUDICK, JULIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	16440 MORENCI RD MORENCI, MI 49256- 492	Taxable Status	TAXABLE
Liber/Page:	2630-979	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

HUDICK, JULIE
16440 MORENCI RD
MORENCI MI 49256

Description:

LD BEG AT S 1/4 POST SEC 6 T9S-R1E RUNN TH N 89°54'W 332.19 FT TH N 170 FT TH S 89°54'E 399.98 FT TH S 170 FT TO S LI SD SEC TH N 89°55'W 67.81 FT TO POB SEC 6

Most Recent Sale Information

Sold on 12/10/2021 for 295,000 by KUNKLE, GLEN R & MONIQUE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2630-979

Most Recent Permit Information

Permit 15003 on / / for \$0 category GARAGE/CPT.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	112,100	2022 Taxable:	112,100	Acreage:	1.56
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 89
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 8
Full Baths: 3 Half Baths: 0
Floor Area: 3,084
Ground Area: 1,692
Garage Area: 1,120
Basement Area: 1,392
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-212-1150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROBERTS, RICKY EMORY JR & HEIDE G	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11763 STATE LI RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2607-496	Prev. Taxable Stat	TAXABLE
Split:	05/16/2008	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE
Mailing Address:	Description: LD DES AS COMM AT THE NW COR OF SEC 12 T9S R1E TH S89^03'35"E 1168.88 FT ALG THE N LI OF SD SEC (CNTRLI OF STATE LINE RD) FOR A POB TH CONT S89^03'35"E 200 FT ALG SD LI TH S 439 FT TH N89^03'35"W 200 FT TH N 439 FT TO THE POB (SURVEY 2.016 AC) SPLIT ON 05/16/2008 FROM ME0-212-1100-00;		
	ROBERTS, RICKY EMORY JR & HEIDE G 11763 STATE LINE RD MORENCI MI 49256		

Most Recent Sale Information

Sold on 10/18/2020 for 90,000 by KNOBLAUCH, KATHIE LYNN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-496

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	47,400	2022 Taxable:	46,794	Acreage:	2.02
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+10
Style: SINGLE STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,524
Ground Area: 1,002
Garage Area: 0
Basement Area: 480
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-501-1030-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WINGFIELD, WALTER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12411 MEDINA RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2605-701	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE
Mailing Address:	Description:		
WINGFIELD, WALTER 12411 MEDINA ST HUDSON MI 49247	LOTS 3 AND 4 EX THE W 49 FT OF LOT 3 VILLAGE OF MEDINA-BLOCK 11		

Most Recent Sale Information

Sold on 10/05/2020 for 45,000 by BROWN, RUSSELL L, ESTATE.

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

Liber/Page: 2605-701

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	34,300	2022 Taxable:	34,300	Acreage:	0.18
Zoning:		Land Value:	Tentative	Frontage:	67.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	117.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: D+10
Style: TWO STORY
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,101
Ground Area: 733
Garage Area: 0
Basement Area: 368
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-501-1050-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	WINGFIELD, WALTER	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	12411 MEDINA RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2605-701	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME6 RESIDENTIAL VACANT

Mailing Address:

WINGFIELD, WALTER
12411 MEDINA RD
HUDSON MI 49247

Description:

LOTS 5 AND 6-BLK NO 11-VILL OF MEDINA

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.:	3,800	2022 Taxable:	3,800	Acreage:	0.31
Zoning:		Land Value:	Tentative	Frontage:	116.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	116.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/05/2022 4:44 PM

Parcel:	ME0-550-0100-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LILLY, TANYA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13847 MUNSON HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2610-789	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE
Mailing Address:		Description:	
LILLY, TANYA		LOT 10 MUNSON	
13847 MUNSON HWY			
MORENCI MI 49256			

Most Recent Sale Information

Sold on 01/06/2021 for 75,000 by SOSS, TYLER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2610-789

Most Recent Permit Information

Permit 57-9874 on 11/03/2022 for \$0 category DEMOLITION.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	34,700	2022 Taxable:	34,700	Acreage:	0.25
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,304
Ground Area: 1,304
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Medina Township Older Style ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
• MEO-118-1075-00	1035 S US-127	10/04/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,700
• MEO-118-3600-00	1111 S MERIDIAN RD	01/27/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,700
• MEO-136-1150-00	11933 W MULBERRY RD	04/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$79,600
• MEO-205-2800-00	13140 MEYERHOLTZ HWY	08/20/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$63,700
• MEO-206-3900-00	16440 MORENCI RD	12/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$100,600
• MEO-212-1150-00	11763 STATE LI RD	10/18/20	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$39,900
• MEO-501-1030-00	12411 MEDINA RD	10/05/20	\$45,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$35,700
• MEO-550-0100-00	13847 MUNSON HWY	01/06/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,500
Totals:			\$1,092,000			\$1,092,000	\$454,400

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
61.55	\$146,589	\$23,386	\$86,614	\$169,980	0.510	1,615	\$53.63	ME4
42.07	\$86,059	\$14,175	\$77,825	\$111,814	0.696	1,250	\$62.26	ME4
38.09	\$171,763	\$30,000	\$179,000	\$206,825	0.865	1,706	\$104.92	ME4
36.19	\$150,541	\$22,757	\$153,243	\$194,813	0.787	1,800	\$85.14	ME4
34.10	\$240,182	\$29,541	\$265,459	\$328,917	0.807	3,084	\$86.08	ME4
44.33	\$101,655	\$17,371	\$72,629	\$128,634	0.565	1,524	\$47.66	ME4
79.33	\$88,226	\$16,983	\$28,017	\$97,208	0.288	1,101	\$25.45	ME4
38.00	\$74,793	\$6,800	\$68,200	\$105,044	0.649	1,304	\$52.30	ME4
	\$1,059,808		\$930,987	\$1,343,233			\$64.68	
41.61				E.C.F. =>	0.693		Std. Deviation=>	0.18884769
15.73				Ave. E.C.F. =>	0.646		Ave. Variance=>	14.3792

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
13.6298	CONVENTIONAL	\$22,200		MEO RESIDENTIAL	401
5.0172	CONVENTIONAL	\$14,175		MEO RESIDENTIAL	401
21.9615	CONVENTIONAL	\$30,000		MEO RESIDENTIAL	401
14.0765	CONVENTIONAL	\$20,624		MEO RESIDENTIAL	401
16.1218	CONVENTIONAL	\$29,541		MEO RESIDENTIAL	401
8.1234	SINGLE STORY	\$17,371		MEO RESIDENTIAL	401
35.7634	TWO STORY	\$14,400	MEO-501-1050-00	MEO RESIDENTIAL	401
0.3397	RANCH	\$6,800		MEO RESIDENTIAL	401
4.7242					

Coefficient of Var=> 22.26385925

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Medina Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
RM0-800-0101-00	10500 W US-223	08/14/20	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$31,600
RM0-800-0102-00	10500 W US-223	07/27/20	\$61,500	PTA	03-ARM'S LENGTH	\$61,500	\$31,600
RM0-800-0104-00	10500 W US-223	05/05/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,100
RM0-800-0105-00	10500 W US-223	06/26/20	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$31,200
RM0-800-0107-00	10500 W US-223	08/23/21	\$54,150	WD	03-ARM'S LENGTH	\$54,150	\$27,100
RM0-800-0111-00	10500 W US-223	10/08/20	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$28,400
RM0-800-0112-00	10500 W US-223	10/08/20	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$28,400
SEO-470-0500-00	9000 MORENCI RD	01/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,000
RLO-770-0110-00	722 MANITOU RD	03/17/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$53,400
WDO-555-0020-00	6387 W US-223	03/03/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$31,300
Totals:			\$757,650			\$757,650	\$377,100

Sale. Ratio =>
Std. Dev. =>

Due to a lack of commercial sales and a very small number of commercial parcels in Medina Township, sales from outside of the township were used to develop the 2023 Commercial ECF. Sales of parcels in rural townships along with townships that have influence of SR 127. ECF of 0.765 used for the 2023 year.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Property Class	Floor Area	\$/Sq.Ft.
51.38	\$82,623	\$0	\$61,500	\$82,623	0.744	RUCOM	201	1,170	\$52.56
51.38	\$82,623	\$0	\$61,500	\$82,623	0.744	RUCOM	201	1,170	\$52.56
49.27	\$73,615	\$0	\$55,000	\$73,615	0.747	RUCOM	201	945	\$58.20
50.73	\$81,442	\$0	\$61,500	\$81,442	0.755	RUCOM	201	1,125	\$54.67
50.05	\$73,615	\$0	\$54,150	\$73,615	0.736	RUCOM	201	945	\$57.30
53.08	\$74,244	\$0	\$53,500	\$74,244	0.721	RUCOM	201	990	\$54.04
53.08	\$74,244	\$0	\$53,500	\$74,244	0.721	RUCOM	201	990	\$54.04
43.50	\$212,512	\$30,358	\$169,642	\$182,154	0.931	RUCOM	201	8,100	\$20.94
62.82	\$140,750	\$53,008	\$31,992	\$87,742	0.365	HWY	201	2,295	\$13.94
43.47	\$62,946	\$18,567	\$53,433	\$44,379	1.204	HWY	201	854	\$62.57
49.77	\$958,614		\$655,717	\$856,681	0.765				50.5402
#REF!					Ave. E.C.F. => 0.762				

Dev. by Mean (%)	Land Value	Land Table
74.4345	\$0	ROME TOWNSHIP TABLE NO. 1
74.4345	\$0	ROME TOWNSHIP TABLE NO. 1
74.7130	\$0	ROME TOWNSHIP TABLE NO. 1
75.5139	\$0	ROME TOWNSHIP TABLE NO. 1
73.5584	\$0	ROME TOWNSHIP TABLE NO. 1
72.0597	\$0	ROME TOWNSHIP TABLE NO. 1
72.0597	\$0	ROME TOWNSHIP TABLE NO. 1
93.1311	\$25,627	STUDY - RURAL COMMERCIAL
36.4614	\$51,365	STUDY - CEN/VIL
120.4015	\$6,273	STUDY - CEN/VIL

Medina Township Commercial Land Value Analysis

Parcel Number	Street Address	Class	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
CAO-102-2555-00	200 CEDAR ST	202	08/13/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000
RAO-108-4950-00	5050 OCCIDENTAL HWY	202	10/02/20	\$60,000	WD	32-SPLIT VACANT	\$60,000
RL0-525-1110-00	790 MANITOU RD	202	12/17/20	\$1,275,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$1,275,000
Totals:				\$1,347,000			\$1,347,000

Due to lack of sales in Medina, used commercial sales in general townships to develop 2023 commercial land values.

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$3,900	32.50	\$7,857	\$12,000	\$7,857	0.0	0.0	0.29	0.29	#DIV/0!
\$0	0.00	\$139,140	\$60,000	\$139,140	0.0	0.0	10.00	10.00	#DIV/0!
\$453,600	35.58	\$1,154,453	\$543,121	\$422,574	142.0	102.0	21.60	0.33	\$3,825
\$457,500		\$1,301,450	\$615,121	\$569,571	142.0		31.89	10.62	
Sale. Ratio =>	33.96			Average			Average	33.96	
Std. Dev. =>	#REF!			Average			Average	19,287.63	
				per FF=>	\$4,332		per Net Acre=>		

c

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Other Parcels in Sale	Land Table
\$41,237	\$0.95	0.00	213	2624-675		COM LAKE AREA
\$6,000	\$0.14	0.00	2000	2605-505		20100 COMMERCIAL
\$25,143	\$0.58	142.00	102	2610-0677	RL0-110-4300-00	COMMERCIAL
Average per SqFt=>	\$0.44					

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel:	ME0-102-2800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KORECKI, TIMOTHY JAMES & JULIE JO	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12253 MEDINA RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2621-13	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

KORECKI, TIMOTHY JAMES & JULIE JO
12253 MEDINA RD
HUDSON MI 49247

Description:

PT OF NE1/4 SEC 2, T8S R1E INCLUDING LOTS 1 THRU 7 & UNIMPROVED PT OF EAST ST LYING ADJ TO LOTS 2 THRU 7, PLAT OF V/MEDINA DES AS COMM AT E1/4 COR OF SEC 2 TH N 1373.39 FT ALG E LI OF SEC 2 TO CNTRLI OF MEDINA RD TH N82°14'58"W 725.15 FT ALG EXISTING CNTRLI OF MEDINA RD TH N81°27'10"W 418.26 FT ALG CNTRLI OF MEDINA RD TO POB TH S 438.77 FT TH N82°41'08"W 402.35 FT TH N 327.51 FT TH S81°27'10"E 70 FT TH N 120 FT TH S81°27'10"E 333.50 FT TO POB. (3.87 AC)

Most Recent Sale Information

Sold on 10/26/2020 for 151,000 by LEE, ROBIN & KENNETH COX.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2606-581

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	71,000	2022 Taxable:	64,975	Acreage:	3.87
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Single Family
Class: C
Style: MODULAR/MAN
Exterior:
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,568
Ground Area: 1,568
Garage Area: 0
Basement Area: 1,568
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-103-1020-00
Owner's Name: TIMM, ASHLEY A
Property Address: 13935 MEDINA RD
HUDSON, MI 49247

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Liber/Page: 2617-546
Split: / /
Public Impr.: None
Topography: None
Created: / /
Active: Active

Mailing Address:

TIMM, ASHLEY A
13935 MEDINA RD
HUDSON MI 49247

Description:

LD BEG AT NW COR OF SEC 3 TH E THRU CTR OF HWY 384 FT TH S 189 FT TH W 384 FT TO CTR OF HWY TH N TO BEG SEC 3

Most Recent Sale Information

Sold on 04/13/2021 for 168,000 by SHELLE, BRIAN D.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2617-546

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 80,800

2022 Taxable: 80,800

Acreage: 1.45

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1976

Occupancy: Single Family

Class: C+5

Style: MODULAR/MAN

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,560

Ground Area: 1,560

Garage Area: 552

Basement Area: 1,248

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-105-4900-00
Owner's Name: KHOURI, RONI
Property Address: 7973 DILLON HWY
HUDSON, MI 49247

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Liber/Page: 2611-05
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Mailing Address:

KHOURI, RONI
50015 COOKE AVE
PLYMOUTH MI 48170

Description:

LD DES AS BEG AT SE COR OF SEC 5 T8S R1E TH N89°59'30"W 1726.39 FT ALG S LI TH N 1006.72 FT TH N89°50'20"E 1726.40 FT TO A PT ON E LI 1769.29 FT S FROM E1/4 COR TH S 1011.83 FT TO POB.

Most Recent Sale Information

Sold on 01/12/2021 for 450,000 by BUSSCHER, DANIEL & MARY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2611-05

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 225,300

2022 Taxable: 225,300

Acreage: 40.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1998

Occupancy: Single Family

Class: B-10

Style: TWO STORY

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 3 Half Baths: 1

Floor Area: 3,050

Ground Area: 1,684

Garage Area: 752

Basement Area: 1,684

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-114-2300-00
Owner's Name: DAVIS, SCOTT & MELISSA
Property Address: 9000 RANGER HWY BLK
MORENCI, MI 49256
Liber/Page: 2634-634
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

DAVIS, SCOTT & MELISSA
2817 THAYER DR
SAINT JOSEPH MI 49085

Description:

NE 1/4 OF NE 1/4 SEC 14

Most Recent Sale Information

Sold on 02/25/2022 for 175,000 by HIGGINS, TRINA.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2634-634

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 56,000

2022 Taxable: 45,172

Acreage: 40.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel:	ME0-117-4300-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GERKEN, DAVID, JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	15180 LIME CREEK RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2604-294	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

GERKEN, DAVID, JR
15180 LIME CREEK RD
HUDSON MI 49247

Description:

W 38 ACRES OF E 66 ACRES OF SE 1/4 SEC 17

Most Recent Sale Information

Sold on 09/17/2020 for 260,000 by SCHUTTE, JERRY M, LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2604-294

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	142,800	2022 Taxable:	138,525	Acreage:	38.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1974
Occupancy: Single Family
Class: C
Style: CONVENTIONAL
Exterior:
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,320
Ground Area: 1,320
Garage Area: 616
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-118-1075-00
Owner's Name: HALL-THOMAS, LINDA M
Property Address: 1035 S US-127
HUDSON, MI 49247
Liber/Page: 2627-50
Split: 11/09/2011
Public Impr.: None
Topography: None
Created: 11/09/2011
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

HALL-THOMAS, LINDA M
482 WOODSEGE LANE
WHITE LAKE MI 48386

Description:

LD DES AS COMM AT THE NW COR OF SEC 18 T8S R1E TH S00°34'52"W 812.96 FT ALG THE W LI OF SD SEC (CNTRLI OF HWY US-127) FOR A POB TH CONT ALG SD LI ALG SD RD S00°34'52"W 484 FT TH S89°25'08"E 450 FT TH N00°34'52"E 484 FT TH N89°25'08"W 450 FT TO THE POB (SURVEY 5 AC)
SPLIT ON 11/09/2011 FROM ME0-118-1050-00;

Most Recent Sale Information

Sold on 10/04/2021 for 110,000 by GRABER, LOUIS L M & MARY H.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-50

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 67,200

2022 Taxable: 67,200

Acreage: 5.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D+10

Style: CONVENTIONAL

Exterior: Wood Siding

% Good (Physical): 65

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,615

Ground Area: 1,111

Garage Area: 540

Basement Area: 1,011

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel:	ME0-118-3600-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOHNSON, ANDREA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1111 S MERIDIAN RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2633-232	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	30080 WALDRON AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

JOHNSON, ANDREA
ALEX J PRICE
1111 S MERIDIAN RD
HUDSON MI 49247

Description:

LD BEG 388 FT N FROM SW COR SEC 18 RUNN TH E 250 FT TH N 262 FT TH W TO W SEC LI TH S TO POB SEC 18

Most Recent Sale Information

Sold on 01/27/2022 for 92,000 by THOMPSON, RONNY A & TRINA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2633-232

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	40,600	2022 Taxable:	33,225	Acreage:	1.50
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,250
Ground Area: 908
Garage Area: 0
Basement Area: 684
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-118-4800-00
Owner's Name: WAGLER, JONAS J & EMMA T
Property Address: 16000 LIME CREEK RD BLK
MORENCI, MI 49256
Liber/Page: 2622-431
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Mailing Address:

WAGLER, JONAS J & EMMA T
16124 LIME CREEK HWY
HUDSON MI 49247

Description:

E 1/2 OF SE 1/4 SEC 18 T8S R1E EXC LD DES AS BEG ON THE S LI OF SD SEC (CNTRLI OF LIME CREEK RD) AT A PT LOC 516.73 FT W FROM THE SE COR OF SD SEC TH W ALG SD LI 288.60 FT TH N07°28'51"W 207.56 FT TH N24°03'10"W 74.66 FT TH N02°36'13"E 121.47 FT TH N86°43'38"E 249.79 FT TH S09°08'35"E 94.02 FT TH S63°16'15"E 93.81 FT TH S01°34'48"W 274.66 FT TO POB (EXC - SURVEY 2.784 AC)

Most Recent Sale Information

Sold on 07/07/2021 for 260,000 by SCHWARTZ, AMOS F & MARY A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-429

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 219,700

2022 Taxable: 192,573

Acreage: 77.22

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts: NO ELECTRIC

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-119-4300-00
Owner's Name: GRABER, SIMON & SYLVIA H
Property Address: 10000 MUNSON HWY BLK HUDSON, MI 49247

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Liber/Page: 2612-599
Split: 01/12/2021
Public Impr.: None
Topography: None
Created: 01/12/2021
Active: Active

Mailing Address:

GRABER, SIMON & SYLVIA H
16946 RIDGEVILLE RD
WALDRON MI 49288

Description:

LD DES AS COMM AT THE SE COR OF SEC 19 T8S R1E TH N00°24'56"W 800.91 FT ALG THE E LI OF SD SEC (CNTRLI OF MUNSON HWY) FOR A POB TH N00°24'56"W 2001.03 FT ALG SD LI AND SD HWY TO THE E1/4 COR OF SD SEC TH S88°48'09"W (REC S88°48'00"W) 1337.56 FT ALG THE E-W 1/4 LI OF SD SEC TO THE W LI OF THE E1/2 OF THE SE1/4 OF SD SEC TH S00°24'11"E 1984.17 FT ALG SD LI TH N89°31'30"E 1337.86 FT TO THE POB (SURVEY 61.189 AC) SPLIT ON 01/12/2021 FROM ME0-119-4280-00

Most Recent Sale Information

Sold on 02/02/2021 for 310,000 by DELAGRANGE, SAMUEL L & KETURAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2612-597

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 131,000

2022 Taxable: 77,411

Acres: 61.19

Zoning:

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

08/31/2022 5:48 AM

Parcel: ME0-127-2020-00
Owner's Name: SWANDER, RUSTY L & DENE D
Property Address: 13499 W RIDGEVILLE RD
MORENCI, MI 49256
Liber/Page: 2613-955
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

SWANDER, RUSTY L & DENE D
13499 W RIDGEVILLE RD
MORENCI MI 49256

Description:

LD BEG AT NW COR OF NE 1/4 SEC 27 RUNN TH S 247.5 FT TH E 176 FT TH N 247.5 FT TH W 176 FT TO POB SEC 27

Most Recent Sale Information

Sold on 02/26/2021 for 126,000 by BLAKER, CAINON & MARNIE.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2613-955

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 62,000

2022 Taxable: 62,000

Acreage: 1.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1974

Occupancy: Single Family

Class: C

Style: TRI - LEVEL

Exterior:

% Good (Physical): 84

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 2 Half Baths: 0

Floor Area: 1,733

Ground Area: 1,080

Garage Area: 484

Basement Area: 504

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-130-3650-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 16000 W MULBERRY RD BLK
MORENCI, MI 49256
Liber/Page: 2632-741
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Mailing Address:

SIMPKINS, MATTHEW J
10275 RANGER HWY
MORENCI MI 49256

Description:

E 145 ACRES OF W FRL OF SW FRL 1/4 EX LD BEG 580 FT E OF SW COR OF SD E 145 ACRES OF SW 1/4 TH N 340 FT TH E 81 FT TH S 340 FT TH W 81 FT TO POB CONT 0.63 ACRE ALSO EX LD BEG 5300 FT W FROM SE COR SEC 30 T8S-R1E RUNN TH N 572 FT TH W 130 FT TH S 572 FT TO S SEC LI TH E 130 FT TO POB CONT 1.7 ACRE ALSO EX LD BEG 3160.14 FT W FROM S-1/4 POST TH W 350 FT TH N 33 FT TH E 350 FT TH S 33 FT TO POB CONT .27 ACRE SEC 30

Most Recent Sale Information

Sold on 01/18/2022 for 3,987,750 by JOUGHIN LAND LLC.

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

Liber/Page: 2632-738

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 364,100

2022 Taxable: 96,430

Acreage: 142.40

Zoning:

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

08/31/2022 5:48 AM

Parcel: ME0-130-4800-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 11000 W MULBERRY RD BLK
MORENCI, MI 49256
Liber/Page: 2632-741
Split: / /
Public Impr.: None
Topography: None

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Mailing Address:

SIMPKINS, MATTHEW J
10275 RANGER HWY
MORENCI MI 49256

Description:

SE1/4 OF SE1/4 SEC 30 T8S R1E EXC LD DES AS BEG ON THE E LI OF SD SEC 837.65 FT N FROM THE SE COR OF SD SEC TH
N88^36'00"W 290 FT TH N 300.60 FT TH S88^36'00"E 290 FT TH S 300.60 FT ALG THE E LI OF SD SEC TO POB (EXC -
SURVEY 2 AC)

Most Recent Sale Information

Sold on 01/18/2022 for 285,000 by JOUGHIN, WILLIAM C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-756

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 92,800

2022 Taxable: 39,753

Acreage: 38.00

Zoning:

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

08/31/2022 5:48 AM

Parcel: ME0-131-1355-00
Owner's Name: ELY, MICHAEL & KAREN M
Property Address: 16000 W MULBERRY RD BLK
MORENCI, MI 49256
Liber/Page: 2598-176
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Mailing Address:

ELY, MICHAEL & KAREN M
16910 W MULBERRY RD
WALDRON MI 49288

Description:

28 ACRES OFF W SIDE BEG AT NW COR OF E SUB-DIV OF NW FRL 1/4 SEC 31 TH E ON SEC LI 70 RDS TH S AT RT ANG WITH SEC LI 91-11/25 RDS TH W PAR WITH N LI OF SEC 70 RDS TH N TO POB 28 ACRES ALSO W 120 ACRES OF E 200 ACRES OF NW FRL 1/4 EX LD BEG 2466.53 FT W FROM N 1/4 POST TH S 345.66 FT W 427.04 FT N 339.65 FT E 427 FT TO POB SEC 31 EX LD 894.26 FT W FROM N 1/4 POST SEC 31 RUNN TH S 148 FT TH W 90 FT TH N 148 FT TH E 90 FT TO POB ALSO EXC LD DES AS COMM ON THE N LI OF SD SEC AT A PT LOC 1875 FT N90°00'00"W FROM THE N1/4 COR OF SD SEC & RUNN TH S 290.40 FT TH N90°00'00"W 300 FT TH N 290.40 FT TO THE N LI OF SD SEC TH S90°00'00"E ALG SD LI 300 FT TO POB (SURVEY 2 AC)

Most Recent Sale Information

Sold on 05/21/2020 for 525,000 by TINNEY, JANET L, REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2598-173

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 404,600

2022 Taxable: 97,607

Acreage: 142.33

Zoning:

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

08/31/2022 5:48 AM

Parcel:	ME0-131-2050-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	CRAIG, ALEX JARED & DANA MARIE	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	16000 W MULBERRY RD BLK MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2638-16	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	30080 WALDRON AREA SCHOOLS
Topography:	None	Neighborhood:	ME101 AGRICULTURAL

Mailing Address:

CRAIG, ALEX JARED & DANA MARIE
6354 DEMINGS LAKE RD
CLAYTON MI 49235

Description:

LD COMM AT NE COR OF W 1/2 OF NE 1/4 TH S ON E LI OF W 1/2 NE 1/4 160 RDS TH W 160 RDS N 68 RDS 9.50 FT TH E 70 RDS TH N TO N SEC LI TH E 90 RDS TO BEG EX THAT PART OF LD COMM AT A PT 466 FT W OF NE COR OF W 1/2 OF NE 1/4 SEC 31 T8S-R1E RUNN TH S 215 FT TH W 113 FT TH N 215 FT TH E 113 FT TO POB CONT .56 ACRE SEC 31

Most Recent Sale Information

Sold on 02/23/2022 for 722,920 by JOUGHIN, DANIEL & CARRIE.

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

Liber/Page: 2634-709

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	356,900	2022 Taxable:	106,027	Acreage:	119.44
Zoning:		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

08/31/2022 5:48 AM

Parcel: ME0-131-2280-00
Owner's Name: CRAIG, ALEX J & DANA M
Property Address: 11430 MUNSON HWY
MORENCI, MI 49256
Liber/Page: 2633-605
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Mailing Address:

CRAIG, ALEX J & DANA M
6354 DEMINGS LAKE RD
CLAYTON MI 49235

Description:

NE 1/4 OF NE 1/4 EX LD BEG AT A PT 392.15 FT W OF NE COR SEC 31 RUNN TH W 112 FT TH S 199 FT E 112 FT N 199 FT
TO POB CONT .51 ACRE SEC 31

Most Recent Sale Information

Sold on 02/04/2022 for 220,000 by JOUGHIN, THOMAS.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2633-604

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 116,200

2022 Taxable: 30,588

Acreage: 39.49

Zoning:

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

08/31/2022 5:48 AM

Parcel: ME0-131-4700-00
Owner's Name: MARI, KATHY
Property Address: 16248 WABASH RD
WALDRON, MI 49288

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Liber/Page: 2629-364
Split: / /

Created: / /
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

MARI, KATHY
16248 WABASH RD
WALDRON MI 49288

Description:

LD BEG 1364.70 FT W FROM SE COR SEC 31 T8S R1E RUNN TH W 201 FT TH N 415 FT TH E 201 FT TH S 415 FT TO POB
ALSO LD DES AS COMM ON THE S LI OF SD SEC AT A PT LOC 1283.79 FT E FROM THE S1/4 COR OF SD SEC & RUNN TH N
415 FT TH E 130.25 FT PAR WITH THE S LI OF SD SEC TH S0^24'E 415 FT TH W ALG SD S LI OF SD SEC 133.15 FT TO THE
POB
1/3/2022 PT COMB FROM ME0-131-4550-00

Most Recent Sale Information

Sold on 11/11/2021 for 256,000 by MC CASKEY, LENNA J (DIETRICH).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-364

Most Recent Permit Information

Permit 22002 on 04/22/2022 for \$110 category REMODEL.

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 106,600

2022 Taxable: 106,600

Acreage: 3.17

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1994

Occupancy: Single Family

Class: C+10

Style: CAPE COD

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 2,201

Ground Area: 1,625

Garage Area: 700

Basement Area: 1,625

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-132-1100-00
Owner's Name: GUHL, MICHAEL A JR & JESSICA L
Property Address: 12199 MUNSON HWY
WALDRON, MI 49288
Liber/Page: 2602-410
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

GUHL, MICHAEL A JR & JESSICA L
12199 MUNSON HWY
WALDRON MI 49288

Description:

LD DES AS COMM AT THE NW COR OF SEC 32 T8S R1E 1027.34 FT S ALG THE W LI OF SD SEC (CNTLRI OF MUNSON HWY)
FOR A POB TH CONT S 300 FT ALG SD LI & SD HWY TO THE SW COR OF THE NW1/4 OF THE NW1/4 OF SD SEC TH
S89°47'33"E 290.40 FT ALG THE S LI OF THE NW1/4 OF THE NW1/4 OF SD SEC TH N 300 FT TH N89°47'33"W 290.40 FT TO
THE POB

Most Recent Sale Information

Sold on 08/07/2020 for 223,000 by JOUGHIN, DANIEL R & CARRIE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2602-410

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 98,200

2022 Taxable: 89,354

Acreage: 2.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1996

Occupancy: Single Family

Class: C+10

Style: OTHER

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 1

Floor Area: 1,792

Ground Area: 1,792

Garage Area: 576

Basement Area: 1,792

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-133-2880-00
Owner's Name: MANSFIELD, JASON DWIGHT
Property Address: 12325 INGALL HWY
MORENCI, MI 49256
Liber/Page: 2626-840
Split: / /
Public Impr.: None
Topography: None

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME101 AGRICULTURAL

Created: / /
Active: Active

Mailing Address:

MANSFIELD, JASON DWIGHT
12220 INGALL HWY
MORENCI MI 49256

Description:

LD BEG 8 RDS S OF NE COR OF SE-1/4 OF NE-1/4 SEC 33 T8S-R1E SD PT ALSO BEING 1458 FT S 3 DEG 02'E FROM NE COR SD SEC RUNN TH S ALG E LI OF SEC 304.89 FT TO NW'LY R/W LI OF RR TH S 55 DEG 57'W ALG SD R/W 228.80 FT TH N 3 DEG 02'W 423.13 FT TO A LI 8 RDS S OF N LI OF SE-1/4 OF NE- 1/4 OF SD SEC TH N 87 DEG 03'E ALG SD LI 196 FT TO POB - SEC 33

Most Recent Sale Information

Sold on 09/07/2021 for 23,400 by WILLIAMS, TRAVIS, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2625-761

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 4,400

2022 Taxable: 4,400

Acreage: 1.64

Zoning:

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

08/31/2022 5:48 AM

Parcel:	ME0-135-4980-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MINION, KYLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12958 RANGER HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2621-366	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

MINION, KYLE
12958 RANGER HWY
MORENCI MI 49256

Description:

PARCEL OF LD OUT OF SE COR SEC 35 BEING 293 FT N AND S BY 183 FT E AND W SEC 35

Most Recent Sale Information

Sold on 06/18/2021 for 161,000 by ARQUETTE, KIRK R & PATRICIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2621-366

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	55,100	2022 Taxable:	55,100	Acreage:	1.23
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 89
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,188
Ground Area: 1,188
Garage Area: 660
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

08/31/2022 5:48 AM

Parcel: ME0-136-1150-00
Owner's Name: DUNN, MATTHEW R & CAROL E
Property Address: 11933 W MULBERRY RD
MORENCI, MI 49256
Liber/Page: 2617-234
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

DUNN, MATTHEW R & CAROL E
11933 W MULBERRY RD
MORENCI MI 49256

Description:

LD DES AS COMM AT THE NW COR OF SEC 36 T8S R1E TH E 325 FT ALG THE N LI OF SD SEC (CNTRLI OF MULBERRY RD)
FOR A POB TH CONT E 432 FT TH S 505 FT TH W 432 FT TH N 505 FT TO THE POB (SURVEY 5.008 AC)

Most Recent Sale Information

Sold on 04/09/2021 for 209,000 by WILSON, MATTHEW B.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2617-234

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 78,600

2022 Taxable: 78,600

Acreage: 5.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1880

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 84

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,706

Ground Area: 1,418

Garage Area: 624

Basement Area: 1,028

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 6

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-136-2350-00
Owner's Name: THOMPSON, JASON & ANGELA
Property Address: 12001 SIMS HWY
MORENCI, MI 49256
Liber/Page: 2617-242
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

THOMPSON, JASON & ANGELA
12001 SIMS HWY
MORENCI MI 49256

Description:

ALL THAT PART OF THE E 1/2 OF THE NE 1/4 SEC 9 LYING N & E OF SIMMS HWY SEC 36

Most Recent Sale Information

Sold on 04/08/2021 for 220,000 by LAMPE, WILLIAM S & MARY I.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-240

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 114,100

2022 Taxable: 89,610

Acreage: 18.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1995

Occupancy: Single Family

Class: C+5

Style: RANCH

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,680

Ground Area: 1,680

Garage Area: 624

Basement Area: 1,680

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-201-1850-00
Owner's Name: ABCR GV LLC
Property Address: 11500 MORENCI RD
MORENCI, MI 49256

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: MECOM MEDINA - COMMERCIAL

Liber/Page: 2629-954
Split: / /
Created: / /

Public Impr.: None
Topography: None

Active: Active

Mailing Address:

ABCR GV LLC
905 16TH PLACE
VERO BEACH FL 32960

Description:

LD DES AS BEG AT THE S1/4 COR OF SEC 36 T8S R1E TH N89°34'42"E 19.85 FT ALG THE N LI OF SD SEC TO THE N1/4 COR OF OF SEC 1 T9S R2E TH N89°34'42"E 861.67 FT ALG THE SD N LI OF SD SEC 1 T9S R1E TH S00°11'22"3 441.43 FT TH S84°21'14"W 867.75 FT TH S00°02'52"W 1294.42 FT ALG THE N-S 1/4 LI OF SD SEC 1 TH ALG THE CNTRLI OF RANGER DRAIN S52°28'41"E 38.24 FT & S14°33'45"E 66.57 FT & S59°02'28"E 562.48 FT TO THE CNTRLI OF MORENCI RD (AKA OHIO RD) TH ALG THE CNTRLI OF SD MORENCI RD S84°32'00"W 533.29 FT & S84°51'54"W 882 FT & S84°33'54"W 428.64 FT TH N00°10'24"E 439.20 FT ALG THE W LI OF THE E1/2 OF THE SW1/4 OF SD SEC 1 TH N00°10'01"W 1916.13 FT ALG THE W LI OF THE E1/4 OF THE NW FRL 1/4 OF SD SEC 1 TH N89°41'50"E 1292.57 FT ALG THE SD N LI OF SD SEC 1 TO THE S1/4 COR OF SD SEC 36 T8S R1E ALSO BEING THE POB (SURVEY 80.84 AC)

Most Recent Sale Information

Sold on 11/22/2021 for 2,315,000 by GREEN VALLEY CAMPGROUND, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-954

Most Recent Permit Information

Permit 17005 on 06/05/2017 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 644,200

2022 Taxable: 644,200

Acreage: 80.84

Zoning:

PRE: 0.000

Land Value: Tentative

Frontage: 0.0

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: RANCH

Exterior:

% Good (Physical): 79

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,997

Ground Area: 1,997

Garage Area: 614

Basement Area: 1,997

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

of Commercial Buildings: 10

Type: User-Defined

Desc: CAMPGROUND (UIP 13)

Class: C

Quality: Low Cost

Built: 0 Remodeled: 0

Overall Building Height: 0

Floor Area: 7,783

Sale Price/Floor Area: 297.46

Estimated TCV: Tentative

Cmts: 348 LOTS TOTAL INCLUDES

GRADING, WATER & ELECTRIC + 31

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-205-2800-00
Owner's Name: ZANDBERGEN, DONALD J, JR
Property Address: 13140 MEYERHOLTZ HWY
MORENCI, MI 49256
Liber/Page: 2624-918
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

ZANDBERGEN, DONALD J, JR
13140 MEYERHOLTZ HWY
MORENCI MI 49256

Description:

LD COMM 711.4 FT S OF NE COR SEC 5 TH S 290 FT TH W 260 FT TH N 290 FT TH E 260 FT TO POB SEC 5

Most Recent Sale Information

Sold on 08/20/2021 for 176,000 by LOVE, RYAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2624-918

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 70,200

2022 Taxable: 70,200

Acreage: 1.73

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1880

Occupancy: Single Family

Class: C-10

Style: CONVENTIONAL

Exterior:

% Good (Physical): 84

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,800

Ground Area: 1,332

Garage Area: 528

Basement Area: 468

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts: MILK HOUSE

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel: ME0-206-3900-00
Owner's Name: HUDICK, JULIE
Property Address: 16440 MORENCI RD
MORENCI, MI 49256- 492
Liber/Page: 2630-979
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: ME0 MEDINA TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

HUDICK, JULIE
16440 MORENCI RD
MORENCI MI 49256

Description:

LD BEG AT S 1/4 POST SEC 6 T9S-R1E RUNN TH N 89°54'W 332.19 FT TH N 170 FT TH S 89°54'E 399.98 FT TH S 170 FT TO S LI SD SEC TH N 89°55'W 67.81 FT TO POB SEC 6

Most Recent Sale Information

Sold on 12/10/2021 for 295,000 by KUNKLE, GLEN R & MONIQUE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2630-979

Most Recent Permit Information

Permit 15003 on / / for \$0 category GARAGE/CPT.

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 112,100

2022 Taxable: 112,100

Acreage: 1.56

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1880

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 89

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 8

Full Baths: 3 Half Baths: 0

Floor Area: 3,084

Ground Area: 1,692

Garage Area: 1,120

Basement Area: 1,392

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel:	ME0-212-1150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROBERTS, RICKY EMORY JR & HEIDE G	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11763 STATE LI RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2607-496	Prev. Taxable Stat	TAXABLE
Split:	05/16/2008	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

ROBERTS, RICKY EMORY JR & HEIDE G
11763 STATE LINE RD
MORENCI MI 49256

Description:

LD DES AS COMM AT THE NW COR OF SEC 12 T9S R1E TH S89^03'35"E 1168.88 FT ALG THE N LI OF SD SEC (CNTRLI OF STATE LINE RD) FOR A POB TH CONT S89^03'35"E 200 FT ALG SD LI TH S 439 FT TH N89^03'35"W 200 FT TH N 439 FT TO THE POB (SURVEY 2.016 AC)
SPLIT ON 05/16/2008 FROM ME0-212-1100-00;

Most Recent Sale Information

Sold on 10/18/2020 for 90,000 by KNOBLAUCH, KATHIE LYNN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2607-496

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	47,400	2022 Taxable:	46,794	Acreage:	2.02
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+10
Style: SINGLE STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,524
Ground Area: 1,002
Garage Area: 0
Basement Area: 480
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel:	ME0-501-1030-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WINGFIELD, WALTER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12411 MEDINA RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2605-701	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE

Mailing Address:

WINGFIELD, WALTER
1451 BENNER HWY
CLAYTON MI 49235

Description:

LOTS 3 AND 4 EX THE W 49 FT OF LOT 3 VILLAGE OF MEDINA-BLOCK 11

Most Recent Sale Information

Sold on 10/05/2020 for 45,000 by BROWN, RUSSELL L, ESTATE.

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

Liber/Page: 2605-701

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	34,300	2022 Taxable:	34,300	Acreage:	0.18
Zoning:		Land Value:	Tentative	Frontage:	67.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	117.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: D+10
Style: TWO STORY
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,101
Ground Area: 733
Garage Area: 0
Basement Area: 368
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/31/2022 5:48 AM

Parcel:	ME0-550-0100-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LILLY, TANYA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13847 MUNSON HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2610-789	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME4 MEDINA TWP - OLDER STYLE
Mailing Address:	LILLY, TANYA 13847 MUNSON HWY MORENCI MI 49256	Description:	LOT 10 MUNSON

Most Recent Sale Information

Sold on 01/06/2021 for 75,000 by SOSS, TYLER.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2610-789

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	34,700	2022 Taxable:	34,700	Acreage:	0.25
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,304
Ground Area: 1,304
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts: