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**2024 Medina
Township ECF &
Land
Determinations
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Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Medina Township	Classification of Appraisal Study AGRICULTURAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
MEB-101-2780-00	TEW, HOWARD & SUSAN	102	120,000	247,380	48.51%	
MEB-104-1600-00	RATHMOURNE LAND CO LLC	102	116,100	239,590	48.46%	
MEB-104-3200-00	RATHMOURNE LAND CO LLC	101	4,816,400	10,078,478	47.79%	
MEB-105-2280-00	PARK, ROBERT O	102	197,800	411,660	48.05%	
MEB-106-1565-00	HARTLEY BROS	101	482,900	1,002,599	48.16%	
MEB-106-2350-00	BEAL, WILLIAM A	101	316,200	680,576	46.46%	
MEB-107-3600-00	WALTER, RICHARD GALLUP & IONE	102	170,000	350,838	48.46%	
MEB-108-2900-00	MERRILL AT, DALE GENE & KATHY A	102	105,800	218,238	48.48%	
MEB-109-1300-00	RATHMOURNE LAND CO LLC	102	248,900	513,500	48.47%	
MEB-109-3055-00	MERRILL AT, DALE GENE & KATHY A	102	85,100	175,594	48.46%	
MEB-111-3150-00	SCHWARTZ, DAVID W & ELIZABETH	101	192,800	421,088	45.79%	
MEB-112-4325-00	BEDDLAND OF OHIO INC	101	260,400	559,184	46.57%	
MEB-112-4900-00	OPSAL, CASEY R & DAWN R	102	66,600	144,115	46.21%	
MEB-113-3150-00	SIMPSON, MATTHEW	101	184,100	392,179	46.94%	
MEB-118-2100-00	WALTER, RICHARD & IONE, TRUST	102	93,800	195,706	47.93%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Medina Township	Classification of Appraisal Study AGRICULTURAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
ME0-119-1500-00	HAENER, GREGORY, II	101	112,600	232,617	48.41%	
ME0-122-4300-00	OTOOLE PROPERTY HOLDINGS, LLC	101	207,100	468,015	44.25%	
ME0-129-2300-00	GRIFFEY, AVERY & LA DONNA, J. JR	101	296,600	632,174	46.92%	
ME0-129-3550-00	SNYRKINS, MATTHEW J	102	98,400	203,044	48.46%	
ME0-130-2800-00	SNYRKINS, MATTHEW J	102	178,300	369,574	48.24%	
ME0-131-1300-00	ELY, MICHAEL L	102	11,900	16,779	70.92%	
ME0-132-2100-00	METZ, GENE, PROPERTIES LLC	102	146,100	256,194	57.03%	
ME0-132-4800-00	METZ, GENE, PROPERTIES LLC	102	340,100	675,630	50.34%	
ME0-133-2050-00	DAVIS, JEFFREY E. LIFE ESTATE	101	367,100	720,731	50.93%	
ME0-136-2200-00	ELY, MICHAEL L & KAREN M	101	46,500	97,061	47.91%	
ME0-202-2550-00	KUTZLEY, TERRY L & SHERYL A	102	157,500	325,000	48.46%	
ME0-202-3800-00	PHEBUS, ROGER	101	276,100	588,560	49.43%	
ME0-205-1550-00	KUNKLE, BETTY J	102	133,000	233,210	57.03%	
ME0-207-2280-00	KUNKLE, ROY B	102	57,100	111,383	51.26%	
ME0-208-1100-00	KUNKLE, ROY B	102	75,000	139,230	53.87%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

County Lenawee County	City/Township Medina Township	Classification of Appraisal Study AGRICULTURAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
MB5-500-1091-400	SCHAFFNER LAND HOLDINGS LLC	101	224,100	463,063	48.40%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
31	10,184,400	21,132,990	48.19%

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

L-4015a

County	City/Township	Classification of Appraisal Study
Lenawee County	Medina Township	COMMERCIAL

Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
MBD-207-1220-00	HEINOLD HOG MARKETS LLC	201	71,100	145,955	48.71%	
MBD-550-0190-00	WILBUR-ELLIS COMPANY	201	155,700	316,557	49.19%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
2	226,800	462,512	49.04%

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

2023 24 and 12 Month Sales Ratio Study for Determining the 2024 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*.
NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM

Name: **Lenawee County** City or Township Name: **Medina Township**

Classification of Property (Ag, Com, Res, etc.) **4 Residential Sales Study**

2021 to 2022 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 405.....	1.	25,459,80
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 403.....	2.	23,845,90
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2	3.	1.0677

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405.....	4.	27,781,90
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403.....	5.	25,418,70
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5	6.	1.0930

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6	7.	1.1670
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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)
2021	4/21 - 9/21	5	360,800	1.1670	421,054	934,000	45.08%
2021	10/21 - 3/22	5	355,900	1.1670	415,335	928,000	44.76%
12 Month Total Sales		10		12 Month Total Sales	836,389	1,862,000	44.92%
2022	4/22 - 9/22	6	389,500	1.0930	425,724	978,700	43.50%
2022	10/22 - 3/23	4	316,100	1.0930	345,497	725,900	47.60%
12 Month Total Sales		10		12 Month Total Sales	771,221	1,704,600	45.24%
24 Month Total Sales		20		24 Month Total Sales	1,607,610	3,566,600	*24 Month Mean Adjusted Ratio 45.08%

Important:

For sales from April 2021 through March 2022, 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 2022 through March 2023. 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 (L-4018).

12 Month / Single Year Sales Study

L-404

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 Prices for Sales	H Adjusted Ratio % (col. F ÷ col. G)
2022	10/22 - 3/23	4	316,100	1.0930	345,497	725,900	47.60%
2023	4/23 - 9/23	3	152,800	1.0000	152,800	381,900	40.01%
12 Month Total Sales		7		12 Month Total Sales	498,297	1,107,800	** 12 Month Aggregate Adjusted Ratio 44.98%

Important:

For sales from October 2022 through September 2023, 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 (L-4018).

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 the last nine months of 2022 and those transacted in the first three months of 2023.

2023 March Board of Review valuations are compared with sales transacted during

Sales Study List

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County Lenawee County	City/Township Name (check appropriate box) Medina Township	<input checked="" type="checkbox"/> Township <input type="checkbox"/> City	Indicate if a One Year (S1) or Two year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="" type="checkbox"/> S2
Sales Study Year 2023	Classification RESIDENTIAL		

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/08/2021	2617-240	ME0-136-2590-00	LAMPE, WILLIAM S & MARY I	THOMPSON, JASON & ANGEL	No	WD	C	101,800	220,000	220,000	46.27 %	
04/09/2021	2617-234	ME0-136-1150-00	WILSON, MATTHEW B	DUNN, MATTHEW R & CAROL	No	WD	C	79,600	209,000	209,000	38.09 %	
04/13/2021	2617-546	ME0-103-1020-00	SHELLE, BRIAN D	TIMM, ASHLEY A	No	WD	C	70,600	168,000	168,000	42.02 %	
06/18/2021	2621-366	ME0-135-4980-00	ARQUETTE, KIRK R & PATRICIA	MINION, KYLE	No	WD	C	45,100	161,000	161,000	28.01 %	
08/20/2021	2624-918	ME0-205-2800-00	LOVE, RYAN	ZANDBERGEN, DONALD J, JR	No	WD	C	63,700	176,000	176,000	36.19 %	
10/04/2021	2627-50	ME0-118-1075-00	GRABER, LOUIS L M & MARY H	HALL-THOMAS, LINDA M	No	WD	C	67,700	110,000	110,000	61.55 %	
11/11/2021	2629-364	ME0-131-4700-00	MC CASKEY, LENNA J (DIETRIC	MARL, KATHY	No	WD	C	92,900	256,000	256,000	36.29 %	
12/10/2021	2630-979	ME0-206-3900-00	KUNKLE, GLEN R & MONIQUE	HUDICK, JULIE	No	WD	C	100,600	295,000	295,000	34.10 %	
01/27/2022	2633-232	ME0-118-3600-00	THOMPSON, RONNY A & TRINA	JOHNSON, ANDREA	No	WD	C	38,700	92,000	92,000	42.07 %	
02/25/2022	2634-634	ME0-114-2300-00	HIGGINS, TRINA	DAVIS, SCOTT & MELISSA	No	WD	C	56,000	175,000	175,000	32.00 %	
04/04/2022	2637-645	ME0-119-2800-00	WARREN, KATHERINE ELLEN	AJIC LTD	No	WD	C	110,300	208,500	208,500	52.90 %	
04/13/2022	2638-70	ME0-202-3410-00	SCHLOSSER, JODY L	KEEFER, DIANE J	No	WD	C	40,600	90,200	90,200	45.01 %	
06/27/2022	2641-593	ME0-134-3600-00	STOVER, BARRY	BROWN, KATIE	No	WD	C	57,600	160,000	160,000	36.00 %	
07/12/2022	2642-351	ME0-124-2025-00	GRAHAM, ANDREW & AMY	DAHION, SYLVIA MONSERRAT	No	WD	C	66,200	270,000	270,000	24.52 %	
TOTAL												

Sales Study List

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County Lenawee County	City/Township Name (check appropriate box) Medina Township	<input checked="checked" type="checkbox"/> Township <input type="checkbox"/> City
Sales Study Year 2023	Classification RESIDENTIAL	Indicate if a One Year (S1) or Two Year (S2) Sales Study is Used <input type="checkbox"/> S1 <input checked="checked" type="checkbox"/> S2

Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/22/2022	2642-949	ME0-450-0600-00	BACHMAN, SCOTT	KLEINKNECHT, BRANDI	No	WD	C	40,200	100,000	100,000	40.20 %	PER PTA W/ 450-0620 (\$2000)
08/26/2022	2644-887	ME0-121-2980-00	KEEL BROTHERS LLC	STATE LINE FARMS LLC	No	WD	C	74,600	150,000	150,000	49.73 %	
10/24/2022	2646-866	ME0-131-4700-00	MARI, KATHY	HIGGINS, DUSTIN & ADY	No	WD	C	106,600	292,000	292,000	36.51 %	ERROR IN LEGAL
11/14/2022	2647-747	ME0-127-4590-00	HUEPENBECKER, A & A HUBINC	SEILER, JERRY F & CHRISTIN	No	WD	C	141,400	330,000	330,000	42.85 %	
03/22/2023	2657-839	ME0-119-3010-00	NEFF, SHERRY	RIFPLE, ZACHARY & STEFFAN	No	LC	C	41,400	67,900	67,900	60.97 %	
03/24/2023	2652-531	ME0-114-1900-00	FIRST NATIONAL BANK OF AME	WILLIAMS, VICKY LYNN & RI	No	MLC	C	26,700	36,000	36,000	74.17 %	
04/14/2023	2653-922	ME0-133-2280-00	FERRIS, RICHARD L	MEREDITH, JAMES H, FAMILY	No	MLC	C	63,500	173,000	173,000	36.71 %	
05/16/2023	2655-117	ME0-450-0130-00	ROSE, BRANDON	SMITH, ROBERT SHANE & ST	No	WD	C	39,500	99,000	99,000	39.90 %	
05/26/2023	2656-10	ME0-450-0680-00	TRIPP, JOSEPH	PIER, LACIE	No	WD	C	49,800	109,900	109,900	45.31 %	MISSIG. A LINE INLEGAL
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL								1,575,100	3,948,500	3,948,500		

2

Code	Description	Comments
Unit MEO - MEDINA TOWNSHIP		
20100 MEO P ME101 PP	20100 COMMERCIAL MEO RESIDENTIAL EXEMPT PROPERTY AGRICULTURAL PERSONAL PROPERTY	

Unit -

Unit: MEO - MEDINA TOWNSHIP

Rates/Values for Neighborhood 20100.20100 COMMERCIAL, Last Edited: 11/21/2023

Minimum Value for Frontages/Sites: 10,000

Values for Acreage Table 1: 'COMMERCIAL ACREAGE'

1 Acre: 17,000	3 Acre: 30,000	10 Acre: 65,000	30 Acre: 150,000
1.5 Acre: 21,050	4 Acre: 35,000	15 Acre: 75,000	40 Acre: 0
2 Acre: 24,400	5 Acre: 40,000	20 Acre: 100,000	50 Acre: 0
2.5 Acre: 27,450	7 Acre: 50,000	25 Acre: 125,000	100 Acre: 0

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

RIGHT OF WAY	: 0	
RES. WOODS	: 3,000	
WOODS	: 3,000	
TILLABLE	: 6,500	
REC. POND	: 10,000	(Not included in total acreage calculation)

Unit: MEO - MEDINA TOWNSHIP

Rates/Values for Neighborhood 40100.MEO RESIDENTIAL, Last Edited: 11/11/2023

Sites:

Site 'A':	Description: '0-.3	'	Value: 7,000
Site 'B':	Description: '.31 - .4	'	Value: 8,000
Site 'C':	Description: '.41 - .5	'	Value: 8,900
Site 'D':	Description: '.51 - .6	'	Value: 9,700
Site 'E':	Description: '.61 - .7	'	Value: 10,500
Site 'F':	Description: '.71 - .8	'	Value: 11,500
Site 'G':	Description: '.81 - .9	'	Value: 12,200
Site 'H':	Description: '.91 - .99	'	Value: 13,000

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 13,000	3 Acre: 23,500	10 Acre: 50,000	30 Acre: 129,000
1.5 Acre: 14,500	4 Acre: 27,000	15 Acre: 67,500	40 Acre: 172,000
2 Acre: 18,000	5 Acre: 32,500	20 Acre: 90,000	50 Acre: 215,000
Acre: 19,500	7 Acre: 35,000	25 Acre: 112,500	100 Acre: 430,000

Rates for Rate Table 'MISC', (Acres)

TILLABLE	: 6,500	
WOODS	: 3,000	
LOW/WET	: 3,000	
RESIDENTIAL WDS	: 3,000	
R / W	: 0	
REC POND	: 10,000	(Not included in total acreage calculation)
FARM POND	: 5,000	(Not included in total acreage calculation)
PASTURE	: 3,000	
NON-TIL/RECREAT	: 3,000	
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: MEO - MEDINA TOWNSHIP

Rates/Values for Neighborhood ME101.AGRICULTURAL, Last Edited: 11/11/2023

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 13,000	3 Acre: 23,500	10 Acre: 45,000	30 Acre: 105,000
1.5 Acre: 14,500	4 Acre: 27,000	15 Acre: 57,500	40 Acre: 140,000
2 Acre: 18,000	5 Acre: 32,500	20 Acre: 80,000	50 Acre: 175,000
2.5 Acre: 19,500	7 Acre: 35,000	25 Acre: 100,000	100 Acre: 350,000

Rates for Rate Table 'MISC', (Acres)

TILLABLE	: 6,500	
WOODS	: 3,000	
LOW/WET	: 3,000	
RESIDENTIAL WDS	: 3,000	
R / W	: 0	
REC POND	: 10,000	(Not included in total acreage calculation)
FARM POND	: 5,000	(Not included in total acreage calculation)
PASTURE	: 3,000	
NON-TIL/RECREAT	: 3,000	
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 PP.PERSONAL PROPERTY, Last Edited: 08/14/2022

Unit: -

s/Values for Neighborhood -----., Last Edited: / /

3

Code	Description	Ave. ECF	Comments
Unit ME0 - MEDINA TOWNSHIP			
EXEMP	EXEMPT PROPERTY	1.000	
M001	AGRICULTURAL	0.512	
	MEDINA TWP - OLDER STYLE	0.679	
ME5	MEDINA TWP - MODERN STYLE	0.659	
ME6	RESIDENTIAL VACANT	1.000	NO BUILDINGS IN THIS NEIGHBORHOOD
MECOM	MEDINA - COMMERCIAL	0.720	
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 : 0.512
Town Homes/Duplexes: 1.000
Mobile Homes : 0.512
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 : 0.679
Town Homes/Duplexes: 1.000
Mobile Homes : 0.679
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 : 0.659
Town Homes/Duplexes: 1.000
Mobile Homes : 0.659
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

F.s for Neighborhood: ME6 'RESIDENTIAL VACANT'

NO 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 : 0.720
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.720
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

4

Medina Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
MEO-103-1020-00	13935 MEDINA RD	04/13/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,600	42.02
MEO-114-2300-00	9200 RANGER HWY	02/25/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,000	32.00
MEO-114-4900-00	12240 LIME CREEK RD	03/24/23	\$36,000	MLC	03-ARM'S LENGTH	\$36,000	\$26,700	74.17
MEO-118-1075-00	1035 S US-127	10/04/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,700	61.55
MEO-118-3600-00	1111 S MERIDIAN RD	01/27/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,700	42.07
MEO-119-2800-00	10382 MUNSON HWY	04/04/22	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$110,300	52.90
MEO-119-3010-00	11651 S US-127	03/22/23	\$67,900	LC	03-ARM'S LENGTH	\$67,900	\$41,400	60.97
MEO-124-2980-00	10472 MOREY HWY	08/26/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,600	49.73
MEO-127-4550-00	14380 W MULBERRY RD	11/14/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$141,400	42.85
MEO-131-4700-00	16248 WABASH RD	10/24/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$106,600	36.51
MEO-133-1300-00	14785 W MULBERRY RD	10/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$252,700	63.18
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
MEO-202-3410-00	12830 MORENCI RD	04/13/22	\$90,200	WD	03-ARM'S LENGTH	\$90,200	\$40,600	45.01
MEO-205-2800-00	13140 MEYERHOLTZ HWY	08/20/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$63,700	36.19
MEO-450-0600-00	11060 CANANDAIGUA RD	07/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20
Totals:			\$2,776,600			\$2,776,600	\$1,278,100	

Sale. Ratio => 46.03
 Std. Dev. => 12.59

Due to lack of improved sales in the Agricultural neighborhood, sales from the residential neighborhoods were used to develop the 2024 ECF for the Agricultural Neighborhood. ECF of 0.512 used for the 2024 year.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$185,307	\$15,104	\$152,896	\$286,710	0.533	1,560	\$98.01	MES	2.5340
\$297,771	\$120,000	\$55,000	\$256,524	0.214	1,789	\$30.74	ME4	29.3533
\$65,373	\$13,000	\$23,000	\$75,574	0.304	1,000	\$23.00	ME4	20.3602
\$194,656	\$26,282	\$83,718	\$224,434	0.373	1,615	\$51.84	ME4	13.4919
\$97,391	\$14,500	\$77,500	\$119,197	0.650	1,250	\$62.00	ME4	14.2245
\$248,292	\$151,980	\$56,520	\$138,457	0.408	1,148	\$49.23	ME4	9.9724
\$94,147	\$19,425	\$48,475	\$125,169	0.387	1,288	\$37.64	ME5	12.0663
\$173,290	\$11,570	\$138,430	\$272,489	0.508	3,186	\$43.45	ME5	0.0083
\$312,166	\$180,584	\$149,416	\$206,267	0.724	1,528	\$97.79	ME5	21.6442
\$247,116	\$27,347	\$264,653	\$342,955	0.772	2,201	\$120.24	ME5	26.3745
\$552,944	\$397,761	\$2,239	\$232,060	0.010	2,022	\$1.11	ME101	49.8290
\$126,373	\$13,690	\$147,310	\$190,080	0.775	1,188	\$124.00	ME5	26.7053
\$259,736	\$96,502	\$123,498	\$271,177	0.455	1,680	\$73.51	ME5	5.2523
\$93,010	\$13,360	\$76,840	\$133,950	0.574	900	\$85.38	ME5	6.5709
\$170,242	\$23,391	\$152,609	\$207,901	0.734	1,800	\$84.78	ME4	22.6110
\$98,517	\$8,900	\$91,100	\$129,317	0.704	1,461	\$62.35	ME4	19.6529
\$3,216,331		\$1,643,204	\$3,212,260			\$65.32		
E.C.F. =>				0.512	Std. Deviation=>		0.21970333	
Ave. E.C.F. =>				0.508	Ave. Variance=>		17.5407	Coefficient of Var=>
							0.3603	

Building Style	Land Value	Land Table	Property Class	Building Depr.
MODULAR/MAN	\$14,350	MEO RESIDENTIAL	401	83
Ranch	\$120,000	MEO RESIDENTIAL	401	99
CONVENTIONAL	\$13,000	MEO RESIDENTIAL	401	64
CONVENTIONAL	\$25,000	MEO RESIDENTIAL	401	84
CONVENTIONAL	\$14,500	MEO RESIDENTIAL	401	73
CONVENTIONAL	\$151,980	MEO RESIDENTIAL	401	68
MODULAR/MAN	\$18,000	MEO RESIDENTIAL	401	68
TWO STORY	\$11,570	MEO RESIDENTIAL	401	72
RANCH	\$180,584	MEO RESIDENTIAL	401	64
CAPE COD	\$24,095	MEO RESIDENTIAL	401	83
CONVENTIONAL	\$397,761	AGRICULTURAL	101	83
RANCH	\$13,690	MEO RESIDENTIAL	401	88
RANCH	\$91,790	MEO RESIDENTIAL	401	83
RANCH	\$13,360	MEO RESIDENTIAL	401	78
CONVENTIONAL	\$21,110	MEO RESIDENTIAL	401	83
CONVENTIONAL	\$8,900	MEO RESIDENTIAL	401	68

34.53309727

2024 Medina Township Land Value Study Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Till Sale Price	Tillable Acres	Total Acres	Cost per Tillable Acre	Wooded/Low/Wet Value	Ponds	ROW AC
ME0-127-4905-00	4/19/2022	\$57,330.00	\$51,930.00	9.53	12.74	\$5,449.11	2.25 ac x 2400 = \$5,400		0.96
ME0-131-1400-00	2/23/2022	\$722,920.00	\$719,800.00	125.64	131.44	\$5,753.90	1.3 ac x 2400 = \$3,120		1.00
ME0-131-2050-00	2/23/2022	\$722,920.00	\$719,800.00	37.49	39.49	\$5,868.23	33.52 ac x 2400 = \$80,448		3.50
ME0-131-2280-00	2/4/2022	\$220,000.00	\$220,000.00	182.19	217.34	\$8,340.48	24.16 ac x 2400 = \$59,984	2 ac x 5000 = \$10,000	2.00
ME0-126-4305-00	12/2/2022	\$1,600,000.00	\$1,519,552.00	50.00	75.93	\$4,900.32			1.64
ME0-127-2305-00	4/11/2023	\$315,000.00	\$245,016.00	35.23	38.00	\$8,089.70			2.84
ME0-130-4800-00	1/20/2022	\$285,000.00	\$285,000.00						2.77

Total Sale Price: \$3,200,250.00 \$3,041,298.00

Total Tillable Acres: 440.08
 Total Acres: 514.94
 Ave. Till Price/Ac: \$6,910.76
 Ave. Price/Ac: \$6,214.86

2024 Per Acre Value Used: \$6,500.00

Outliers	Date of Sale	Sale Price	Till Sale Price	Tillable Acres	Total Acres	Cost per Tillable Acre	Wooded/Low/Wet Value	Ponds	ROW AC
ME0-133-2880-00	9/7/2021	\$23,400.00	\$23,400.00	1.41	1.64	\$16,595.74			0.23
ME0-114-2300-00	2/25/2022	\$175,000.00	\$175,000.00		40	\$4,375.00	All Wooded		1.00
ME0-117-1150-00	4/17/2023	\$200,000.00	\$200,000.00		40	\$5,000.00	All Wooded		1.00
ME0-129-3800-00	1/18/2022	\$3,987,750.00	\$3,987,750.00	392.90	491.70	\$10,149.53	23 ac x 2400 = \$55,200	2 ac x 5000 = \$10,000	0.60
ME0-130-2050-00	1/18/2022	\$3,987,750.00	\$3,987,750.00				34.3 ac x 2800 = \$96,040		0.60
ME0-130-2800-00	1/18/2022	\$3,987,750.00	\$3,987,750.00				24.3 ac x 2800 = \$68,040		0.60
ME0-130-3650-00	1/18/2022	\$3,987,750.00	\$3,987,750.00				7 ac x 2800 = \$19,600	1.5 ac x 10000 = \$15,000	4.23
ME0-130-4280-00	1/18/2022	\$3,987,750.00	\$3,987,750.00						1.50
ME0-130-4600-00	1/18/2022	\$3,987,750.00	\$3,987,750.00						0.50
ME0-130-4650-00	1/18/2022	\$3,987,750.00	\$3,987,750.00						0.50

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-114-2300-00
Owner's Name: DAVIS, SCOTT & MELISSA
Property Address: 9200 RANGER HWY
 MORENCI, MI 49256
Librer/Page: 2634-634
Created: //
Active: Active
Split: //
Public Impr.: None
Topography: None
Mailing Address: DAVIS, SCOTT & MELISSA
 2817 THAYER DR
 SAINT JOSEPH MI 49085

Most Recent Sale Information

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

Most Recent Permit Information

Permit 22-008 on 07/28/2022 for \$0 category NEW HOUSE.

Physical Property Characteristics

2024 S.E.V.:	2023 S.E.V.:	2024 Taxable:	2023 Taxable:	Land Value:	Land Impr. Value:	PRE:
Tentative	139,100	139,100	139,100	Tentative	Tentative	0.000
# of Residential Buildings:	1					
Year Built:	2022					
Occupancy:	Single Family					
Class:	C+10					
Style:	Ranch					
Exterior:	Alum., Vinyl					
% Good (Physical):	99					
Heating System:	Forced Heat & Cool					
Electric - Amps Service:	200					
# of Bedrooms:	3					
Full Baths:	2					
Half Baths:	0					
Floor Area:	1,789					
Ground Area:	1,789					
Garage Area:	625					
Basement Area:	1,789					
Basement Walls:	Poured					
Estimated TCV:	Tentative					

Improvement Data

2024 S.E.V.:	2023 S.E.V.:	2024 Taxable:	2023 Taxable:	Land Value:	Land Impr. Value:	PRE:
Tentative	139,100	139,100	139,100	Tentative	Tentative	0.000
Lot Dimensions:	40.00					
Acage:	0.0					
Frontage:	0.0					
Average Depth:	0.0					

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-117-1150-00
Owner's Name: AJIC LTD
Property Address: 9000 MUNSON HWY BLK HUDSON, MI 49247
Libel/Page: 2657-626
Created: 07/24/2023
Active: Active
Split: 07/24/2023
Public Impr.: None
Topography: None

Mailing Address: AJIC LTD
 1770 TREMAINSVILLE RD
 TOLEDO OH 43613
Description: LD DES AS COMM AT THE NW COR OF SEC 17 T8S R1E TH S02~07~07"E 327.55 FT ALG THE W LI OF SD SEC (CNTRLI OF MUNSON HWY) FOR A POB TH CONT S02~07~07"E 762.59 FT ALG SD LI & SD HWY TH S88~34~36"E 158.77 FT TH S24~52~29"E 901.17 FT TH N89~23~44"E 230.13 FT TH S03~04~18"E 712.81 FT TO THE E-W 1/4 LI OF SD SEC TH N88~42~05"E (REC N88~42~12"E) 987.90 FT ALG SD LI TH N02~42~58"W (REC N02~43~19"W) 813.47 FT TH S84~15~33"W 444.20 FT TH N41~03~34"W 921.16 FT TH N23~50~48"E 128.83 FT TH N20~20~02"W 336.52 FT TH S84~33~35"W 204 FT TH N02~07~07"W 404.92 FT TH S88~37~40"W 453.59 FT TO THE POB (SURVEY 40 AC)
 SPLIT ON 07/24/2023 FROM ME0-117-1100-00

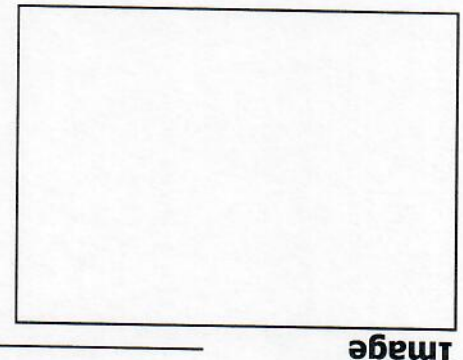
Most Recent Sale Information
 None Found

Most Recent Permit Information
 None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	44,400	2023 Taxable:	44,400	Acraage:	40.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data
 None



Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-126-4305-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 12000 W MULBERRY RD BLK MORENCI, MI 49256
Libel/Page: 2648-730
Split: 10/03/2018
Public Impr.: None
Topography: None
Description: SE1/4 SEC 26 T8S R1E ALSO S1/2 OF NE1/4 LYING S OF WABASH RR R/W SEC 26 T8S R1E EXC A STRIP OF LD APPROX 4 RDS WD E-W M/L OFF FROM THE W SIDE OF THE LD LYING S OF R/R HERETOFORE DEEDED TO WILL E GOODYEAR ALSO EXC LD DES AS BEG ON THE S LI OF SEC 26 T8S R1E 1000.47 FT N88°15'00"E FROM S1/4 COR OF SD SEC TH N01°45'00"W 359.20 FT TH N88°15'00"E 116.49 FT TH S52°08'03"E 150 FT TH S49°18'13"E 52.94 FT TH N88°15'00"E 42.79 FT TH S01°45'00"E 227.82 FT TH S88°15'00"W 313.90 FT ALG THE SD S LI OF SD SEC TO THE POB (EXC - SURVEY 2.23 AC) ALSO EXC LD DES AS BEG ON THE S LI OF SD SEC 1314.37 FT N88°15'00"E FROM THE S1/4 COR OF SD SEC TH N01°45'00"W 227.82 FT TH S88°15'00"W 42.79 FT TH N49°18'13"W 52.94 FT TH N52°08'03"W 150 FT TH N88°15'00"E 44.77 FT TH N01°45'00"W 103.69 FT TH N88°15'00"E 160.24 FT TH S01°45'00"E 124.35 FT TH N88°15'00"E 119.01 FT TH S01°45'00"E 338.54 FT TH S88°15'00"W 126.61 FT ALG SD S LI OF SD SEC TO THE POB (EXC - SURVEY 1.73 AC)
 SPLIT ON 10/03/2018 FROM ME0-126-4300-00
 SPLIT ON 12/04/2018 INTO ME0-126-4735-00

Mailing Address: SIMPKINS, MATTHEW J
 10275 RANGER HWY
 MORENCI MI 49256
Most Recent Sale Information None Found
Most Recent Permit Information None Found
Physical Property Characteristics

2024 S.E.V.:		2023 S.E.V.:		2024 Taxable:		2023 Taxable:		Land Impr. Value:		Average Depth:	
2024 S.E.V.:	Tentative	2023 S.E.V.:	614,100	2024 Taxable:	Tentative	2023 Taxable:	191,040	Land Impr. Value:	Tentative	Average Depth:	0.0
Zoning:		Frontage:	0.0	Land Value:	Tentative	Frontage:	0.0	Lot Dimensions:		Acres:	217.35
PRE:	100,000 (Qual. Ag.)										



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-127-2305-00
Owner's Name: OTOOLE, ROBERT F
Property Address: 1100 WHITE PINE HWY BLK MORENCI, MI 49256
Liber/Page: 2654-007
Split: 05/02/2023
Public Impr.: None
Topography: None
Mailing Address: OTOOLE, ROBERT F
10660 WHITE PINE HWY R-1
MORENCI MI 49256
Description:
LD DES AS COMM AT THE NE COR OF SEC 27 T8S R1E TH S02°12'37"E 367 FT ALG THE E LI OF SD SEC (CNTRLI OF WHITE PINE HWY) FOR A POB TH CONT S02°12'37"E 966.48 FT ALG SD LI & SD HWY TO THE S LI OF THE N1/2 OF THE NE1/4 OF SD SEC TH S88°12'40"W 2624.92 FT ALG SD LI TO THE N-S 1/4 LI OF SD SEC TH N02°17'33"W (REC N02°18'22"W) 1070.97 FT ALG SD LI TH N87°53'00"E 176 FT TH N02°17'34"W (REC N02°18'22"W) 247.50 FT TO THE N LI OF SD SEC (CNTRLI OF W RIDGEVILLE RD) TH N87°53'00"E 2094.75 FT ALG SD LI & SD RD TH S02°12'37"E 367 FT TH N87°53'00"E 356 FT TO THE POB (SURVEY 75.930 AC)
SPLIT ON 05/02/2023 FROM ME0-127-2300-00

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

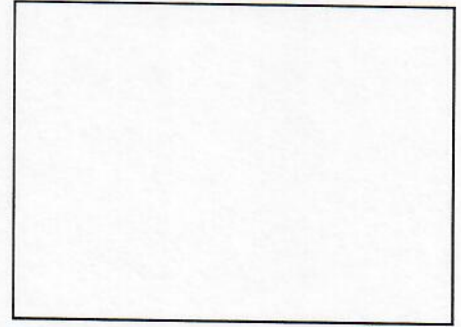
Physical Property Characteristics

2024 S.E.V.:	2023 Taxable:	2024 Taxable:	Lot Dimensions:	Acreage:	Frontage:	Average Depth:
Tentative	149,700	75,462	Tentative	75.93	0.0	0.0
PRE: 100,000 (Qual. Ag.)	Land Impr. Value: Tentative	Land Value: Tentative	Land Impr. Value: Tentative	Frontage: 0.0	Average Depth: 0.0	

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-127-4905-00
Owner's Name: W B FARMS INC
Property Address: 13000 W MULBERRY RD BLK MORENCI, MI 49256
Libel/Page: 2638-268
Created: 05/07/2020
Active: Active
Public Impr.: None
Topography: None
Mailing Address: W B FARMS INC
 13423 W CENTRAL
 SWANTON OH 43558
Description:
 LD DES AS COMM AT THE SE COR OF SEC 27 T8S R1E TH S88°18'31"W ALG THE S LI OF THE SE1/4 OF SD SEC 330.17 FT TO THE POB TH CONT S88°18'31"W ALG THE S LI 323.68 FT TO THE W LI OF THE E1/2 OF THE SE1/4 OF THE SE1/4 OF SD SEC TH N02°16'33"W ALG SD W LI 864.51 FT TO THE S'ERLY R/O/W LI OF THE WABASH R/R TH N57°09'19"E ALG SD S'ERLY LI 760.40 FT TO THE E LI OF THE SE1/4 OF SD SEC TH S02°14'07"E ALG SD E LI 943.58 FT TH S85°18'09"W W 219.02 FT TH N03°58'33"W W 151.61 FT TH S86°48'17"W W 169.50 FT TH S00°00'00"W W 187 FT TH S17°06'44"E 272.77 FT TO THE POB (SURVEY 12.74 AC)
 SPLIT ON 05/07/2020 FROM ME0-127-4900-00

Most Recent Sale Information

Sold on 04/19/2022 for 57,330 by BLAKER, TIMOTHY W & LAURA E.
Terms of Sale: 03-ARM'S LENGTH
Most Recent Permit Information
 None Found

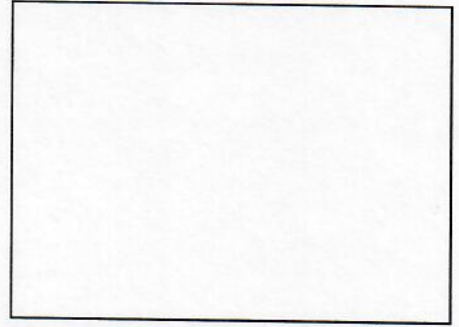
Physical Property Characteristics

2024 S.E.V.:	2024 Taxable:	2023 Taxable:	Land Value:	Land Impr. Value:	Average Depth:	Frontage:	Acreage:	Lot Dimensions:
2024 S.E.V.:	Tentative	26,700	20,081	Tentative	0.0	0.0	12.74	
PRE:	100,000			Tentative				

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-129-3800-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 10000 W MULBERRY RD BLK MORENCI, MI 49256
Parcel/Map: 2632-741
Split: //
Public Impr.: None
Topography: None
Mailing Address: SIMPKINS, MATTHEW J
10275 RANGER HWY
MORENCI MI 49256
Description: E 1/2 OF SW 1/4 SEC 29

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

Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/WARD C & CLEANTHA M//.
Terms of Sale: 21-NOT USED/OTHER

Most Recent Permit Information

None Found

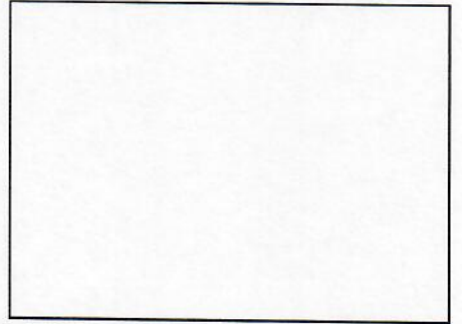
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions: 80.00
2023 S.E.V.: 177,500	2023 Taxable: 46,918	Frontage: 0.0
PRE: 100.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0
Zoning:	Land Value: Tentative	

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-130-2050-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 16000 W RIDGEVILLE RD BLK WALDRON, MI 49288
Liber/Page: 2632-741
Split: //
Public Impr: None
Topography: None
Mailing Address: SIMPKINS, MATTHEW J
10275 RANGER HWY
MORENCI MI 49256
Description: N 1/2 OF NE 1/4 EX LD BEG AT NE COR SEC 30 T8S-R1E RUNN TH S 466.91 FT TH W 172.40 FT TH S 25 FT TH W 170 FT TH N 492.46 FT TH E 342.40 FT TO POB CONT 3.77 ACRES SEC 30

Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/WARD C/LIVING TRUST.
Terms of Sale: 21-NOT USED/OTHER

Most Recent Permit Information

None Found

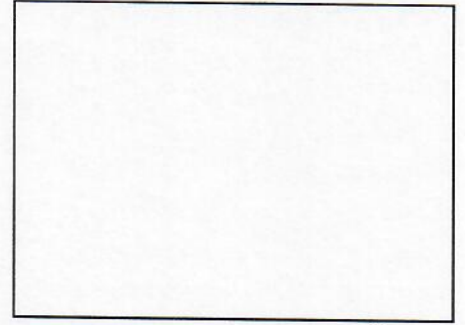
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 145,800	2023 Taxable: 50,807	Frontage: 0.0
Zoning:	Land Value: Tentative	Average Depth: 0.0
PRE: 100,000 (Qual. Ag.)	Land Impr. Value: Tentative	

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-130-2800-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 1100 MUNSON HWY BLK MORENCI, MI 49256
Libel/Page: 2632-741
Split: //
Public Impr.: None
Topography: None
Mailing Address: SIMPKINS, MATTHEW J
10275 RANGER HWY
MORENCI MI 49256
Description: S-1/2 OF NE-1/4 SEC 30 EX LD BEG 381.85 FT N FROM E-1/4 POST SEC 30 RUNN TH N 88 DEG 46W 578.25 FT TH N 522.50 FT TH S 88 DEG 46E 578.25 FT TH S 522.50 FT TO POB CONT 6.934 ACRES SEC 30

Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/WARD C//LIVING TRUST.
Terms of Sale: 21-NOT USED/OTHER

Most Recent Permit Information

None Found

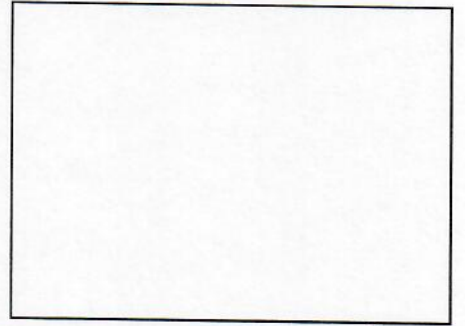
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 178,300	2023 Taxable: 74,960	Frontage: 0.0
Zoning:	Land Value: Tentative	Average Depth: 0.0
PRE: 100,000 (Qual. Ag.)	Land Impr. Value: Tentative	

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

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

Most Recent Permit Information

None Found

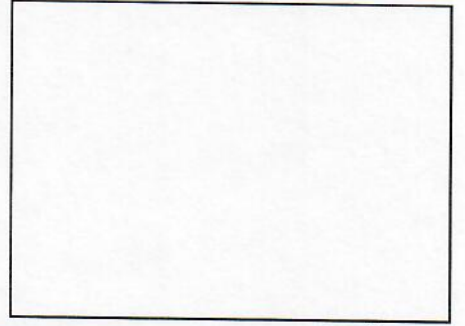
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 370,000	2023 Taxable: 101,251	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-130-4280-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 11000 MUNSON HWY BLK MORENCI, MI 49256
Librer/Page: 2632-741
Split: //
Public Impr.: None
Topography: None
Mailing Address: SIMPKINS, MATTHEW J
 10275 RANGER HWY
 MORENCI MI 49256
Description: NE 1/4 OF SE 1/4 SEC 30

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

Most Recent Sale Information

Sold on 10/27/2006 for 0 by JOUGHIN/WARD C & CLEANTHA M//
Terms of Sale: 10-FORCLOSURE
Most Recent Permit Information

Librer/Page: 2334755

Physical Property Characteristics

2024 S.E.V.: Tentative
2023 S.E.V.: 120,000
2024 Taxable: Tentative
2023 Taxable: 50,639
Land Value: Tentative
Land Impr. Value: Tentative
PRE: 100,000 (Qual. Ag.)
Improvement Data

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts: RECREATIONAL CABIN



Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-130-4600-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 16000 W MULBERRY RD BLK MORENCI, MI 49256
Libel/Page: 2632-741
Split: //
Public Impr: None
Topography: None
Mailing Address: SIMPKINS, MATTHEW J
10275 RANGER HWY
MORENCI MI 49256
Description: W-1/2 OF W-1/2 OF SE-1/4 EX 1 ACRE OFF E SIDE SEC 30

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

Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/CLEANTHA/LIVING TRUST.
Terms of Sale: 21-NOT USED/OTHER

Most Recent Permit Information

None Found

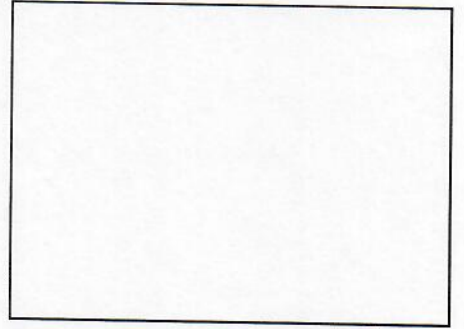
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 103,100	2023 Taxable: 28,219	Acres: 39.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100,000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-130-4650-00
Owner's Name: SIMPKINS, MATHEW J
Property Address: 1100 W MULBERRY RD BLK MORENCI, MI 49256
Liber/Page: 2632-741
Split: //
Public Impr.: None
Mailing Address: SIMPKINS, MATHEW J
 10275 RANGER HWY
 MORENCI MI 49256
Description: 41 ACRES OFF E SIDE OF W 1/2 OF SE 1/4 SEC 30

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

Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/CLEANTHA/LIVING TRUST.
Terms of Sale: 21-NOT USED/OTHER

Most Recent Permit Information

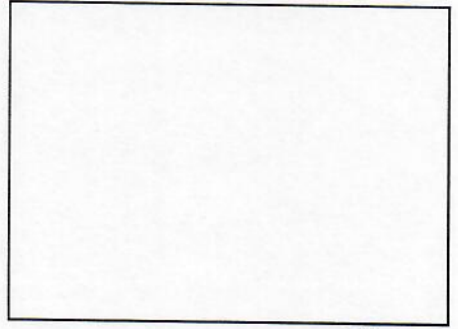
None Found

Physical Property Characteristics

2024 S.E.V.:	2023 Taxable:	2024 Taxable:	Lot Dimensions:	2023 S.E.V.:	2023 Taxable:	2024 Taxable:	Frontage:	Average Depth:
Tentative	114,800	29,579	41.00	100,000 (Qual. Ag.)	Tentative	Tentative	0.0	0.0
PRE:	Land Impr. Value:	Land Value:	Average Depth:	100,000 (Qual. Ag.)	Tentative	Tentative	0.0	0.0

Improvement Data

None



Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-130-4800-00
Owner's Name: SIMPKINS, MATTHEW J
Property Address: 1100 W MULBERRY RD BLK MORENCI, MI 49256
Libel/Page: 2632-741
Split: //
Public Impr.: None
Topography: None
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-ARMS LENGTH

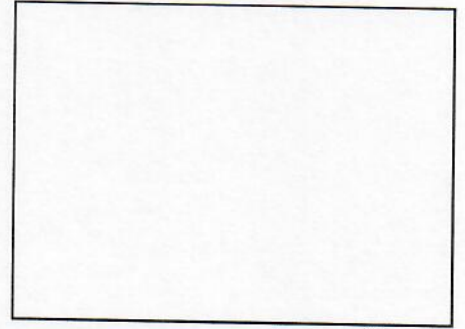
Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:		2023 S.E.V.:		Zoning:		PRE:	
2024 Taxable:	Tentative	2023 Taxable:	41,740	2024 Taxable:	Tentative	2023 Taxable:	Tentative
Land Value:	94,300	Land Value:	94,300	Land Impr. Value:	100,000 (Qual. Ag.)	Average Depth:	0.0
Lot Dimensions:	38.00	Frontage:	0.0	Average Depth:	0.0		

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-131-1400-00
Owner's Name: CRAIG, ALEX JARED & DANA MARIE
Property Address: 16000 W MULBERRY RD BLK MORENCI, MI 49256
Librer/Page: 2651-847
Split: / /
Public Impr.: None
Topography: None
Mailing Address: CRAIG, ALEX JARED & DANA MARIE
6354 DEMINGS LAKE RD
CLAYTON MI 49235
Description:
LD COMM AT NW COR OF E SUB-DIV OR LOT C OF NW FRL 1/4 TH E ON SEC LI 70 RDS TH S AT RT ANGLES WITH SEC LI 91
AND 11/25 RDS TH W PARALLEL WITH SEC LI 70 RDS TH N TO BEG EX 28 ACRES OFF W SIDE THEREOF SEC 31
ME101 AGRICULTURAL
30080 WALDRON AREA SCHOOLS
ME101 AGRICULTURAL
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

Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/CLEANTHA/LIVING TRUST.
Terms of Sale: 14-INTO/OUT OF TRUST
Librer/Page: 231195

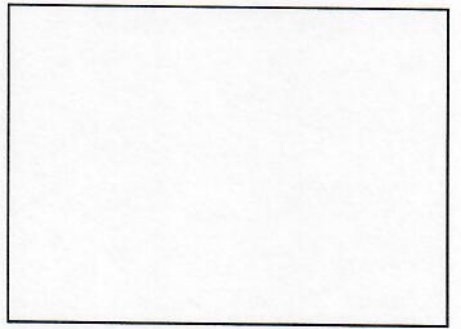
Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
Tentative	Tentative	9,724	34,700	Tentative	34,700	34,700
Lot Dimensions:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
12.00	Tentative	9,724	34,700	Tentative	34,700	34,700
Acreage:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
0.0	Tentative	9,724	34,700	Tentative	34,700	34,700
Frontage:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
0.0	Tentative	9,724	34,700	Tentative	34,700	34,700
Average Depth:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
0.0	Tentative	9,724	34,700	Tentative	34,700	34,700
PRE:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
100.000 (Qual. Ag.)	Tentative	9,724	34,700	Tentative	34,700	34,700
Land Impr. Value:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
100.000 (Qual. Ag.)	Tentative	9,724	34,700	Tentative	34,700	34,700
Land Value:	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
100.000 (Qual. Ag.)	Tentative	9,724	34,700	Tentative	34,700	34,700
Improvement Data	2024 Taxable:	2023 Taxable:	2024 S.E.V.:	2023 Taxable:	2024 S.E.V.:	2023 S.E.V.:
None	Tentative	9,724	34,700	Tentative	34,700	34,700

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel: ME0-131-2050-00
Owner's Name: CRAIG, ALEX JARED & DANA MARIE
Property Address: 1600 W MULBERRY RD BLK MORENCI, MI 49256
Libert/Page: 2651-847
Split: //
Public Impr.: None
Topography: None
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 LT 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 T85-R1E R10N TH S 215 FT TH W 113 FT TH N 215 FT TO POB CONT .56 ACRE SEC 31

Most Recent Sale Information

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH
 Sold on 02/23/2022 for 722,920 by JOUGHIN, DANIEL & CARRIE.

Most Recent Permit Information

Libert/Page: 2634-709

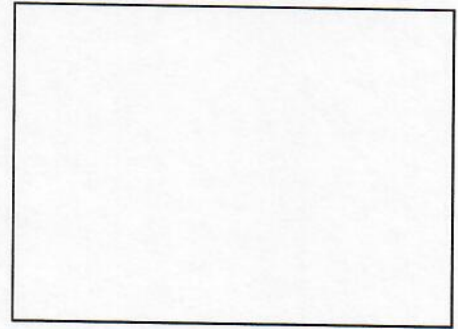
Physical Property Characteristics

None Found

2024 S.E.V.:		2023 S.E.V.:	
2024 Taxable:	Tentative	2023 Taxable:	111,328
2024 Land Value:	Tentative	2023 Land Value:	Tentative
2024 Land Impr. Value:	100,000 (Qual. Ag.)	2023 Land Impr. Value:	Tentative
2024 Zoning:		2023 Zoning:	
2024 Average Depth:	0.0	2023 Average Depth:	0.0
2024 Frontage:	119.44	2023 Frontage:	0.0
2024 Lot Dimensions:		2023 Lot Dimensions:	

Improvement Data

None



Image

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

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

Most Recent Permit Information

None Found

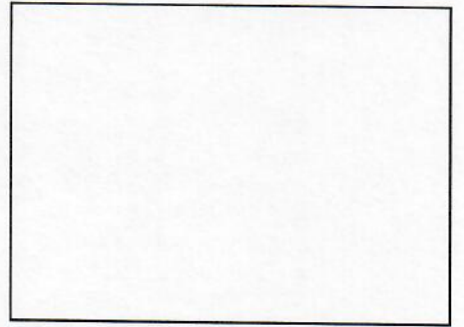
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	118,100	2023 Taxable:	32,117	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:38 AM

Parcel:	ME0-133-2880-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	MANSFIELD, JASON DWIGHT	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	12325 INGALL HWY MORENCI, MI 49256	Taxable Status:	TAXABLE
Liberal/Page:	2626-840	Gov. Unit:	ME0 MEDINA TOWNSHIP
Split:	//	School:	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	Neighborhood:	ME101 AGRICULTURAL
Topography:	None	Description:	LD BEG 8 RDS S OF NE COR OF SE-1/4 OF NE-1/4 SEC 33 T85-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 NWLY 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.

Most Recent Permit Information

Terms of Sale: 03-ARMS LENGTH

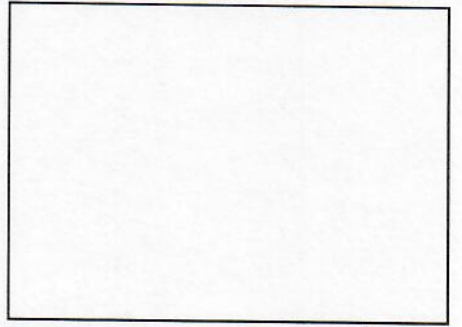
None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	4,400	2023 Taxable:	4,400	Acreege:	1.64
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

None

Improvement Data



Image

5

Medina Township All Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
MEO-103-1020-00	13935 MEDINA RD	04/13/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,600	42.02
MEO-114-2300-00	9200 RANGER HWY	02/25/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,000	32.00
MEO-114-4900-00	12240 LIME CREEK RD	03/24/23	\$36,000	MLC	03-ARM'S LENGTH	\$36,000	\$26,700	74.17
MEO-118-1075-00	1035 S US-127	10/04/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,700	61.55
MEO-118-3600-00	1111 S MERIDIAN RD	01/27/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,700	42.07
MEO-119-2800-00	10382 MUNSON HWY	04/04/22	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$110,300	52.90
MEO-119-3010-00	11651 S US-127	03/22/23	\$67,900	LC	03-ARM'S LENGTH	\$67,900	\$41,400	60.97
MEO-124-2025-00	11417 LIME CREEK RD	07/12/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$66,200	24.52
MEO-124-2980-00	10472 MOREY HWY	08/26/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,600	49.73
MEO-127-4550-00	14380 W MULBERRY RD	11/14/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$141,400	42.85
MEO-131-4700-00	16248 WABASH RD	11/11/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$92,900	36.29
MEO-131-4700-00	16248 WABASH RD	10/24/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$106,600	36.51
MEO-134-3600-00	13776 WABASH RD	06/27/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,600	36.00
MEO-135-4980-00	12958 RANGER HWY	06/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$45,100	28.01
MEO-136-1150-00	11933 W MULBERRY RD	04/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$79,600	38.09
MEO-136-2350-00	12001 SIMS HWY	04/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,800	46.27
MEO-202-3410-00	12830 MORENCI RD	04/13/22	\$90,200	WD	03-ARM'S LENGTH	\$90,200	\$40,600	45.01
MEO-205-2800-00	13140 MEYERHOLTZ HWY	08/20/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$63,700	36.19
MEO-206-3900-00	16440 MORENCI RD	12/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$100,600	34.10
MEO-450-0600-00	11060 CANANDAIGUA RD	07/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20
Totals:			\$3,566,600			\$3,566,600	\$1,422,300	

Sale. Ratio => 39.88

Std. Dev. => 12.09

Building Style	Land Value	Land Table	Property Class	Building Depr.
MODULAR/MAN	\$14,350	MEO RESIDENTIAL	401	83
Ranch	\$120,000	MEO RESIDENTIAL	401	99
CONVENTIONAL	\$13,000	MEO RESIDENTIAL	401	64
CONVENTIONAL	\$25,000	MEO RESIDENTIAL	401	84
CONVENTIONAL	\$14,500	MEO RESIDENTIAL	401	73
CONVENTIONAL	\$151,980	MEO RESIDENTIAL	401	68
MODULAR/MAN	\$18,000	MEO RESIDENTIAL	401	68
SINGLE STORY	\$18,480	MEO RESIDENTIAL	401	83
TWO STORY	\$11,570	MEO RESIDENTIAL	401	72
RANCH	\$180,584	MEO RESIDENTIAL	401	64
CAPE COD	\$24,095	MEO RESIDENTIAL	401	83
CAPE COD	\$24,095	MEO RESIDENTIAL	401	83
CONVENTIONAL	\$16,110	MEO RESIDENTIAL	401	78
RANCH	\$13,690	MEO RESIDENTIAL	401	88
CONVENTIONAL	\$32,500	MEO RESIDENTIAL	401	83
RANCH	\$91,790	MEO RESIDENTIAL	401	83
RANCH	\$13,360	MEO RESIDENTIAL	401	78
CONVENTIONAL	\$21,110	MEO RESIDENTIAL	401	83
CONVENTIONAL	\$14,920	MEO RESIDENTIAL	401	88
CONVENTIONAL	\$8,900	MEO RESIDENTIAL	401	68

29.18147238

Medina Township Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
MEO-118-3600-00	1111 S MERIDIAN RD	01/27/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,700	42.07
MEO-119-2800-00	10382 MUNSON HWY	04/04/22	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$110,300	52.90
MEO-124-2025-00	11417 LIME CREEK RD	07/12/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$66,200	24.52
MEO-127-4550-00	14380 W MULBERRY RD	11/14/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$141,400	42.85
MEO-131-4700-00	16248 WABASH RD	11/11/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$92,900	36.29
MEO-131-4700-00	16248 WABASH RD	10/24/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$106,600	36.51
MEO-134-3600-00	13776 WABASH RD	06/27/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,600	36.00
MEO-135-4980-00	12958 RANGER HWY	06/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$45,100	28.01
MEO-136-1150-00	11933 W MULBERRY RD	04/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$79,600	38.09
MEO-136-2350-00	12001 SIMS HWY	04/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,800	46.27
MEO-202-3410-00	12830 MORENCI RD	04/13/22	\$90,200	WD	03-ARM'S LENGTH	\$90,200	\$40,600	45.01
MEO-205-2800-00	13140 MEYERHOLTZ HWY	08/20/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$63,700	36.19
MEO-206-3900-00	16440 MORENCI RD	12/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$100,600	34.10
MEO-450-0600-00	11060 CANANDAIGUA RD	07/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20
Totals:			\$2,859,700			\$2,859,700	\$1,085,300	37.95

Sale. Ratio => 37.95
 Std. Dev. => 7.29

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$97,391	\$9,109	\$14,500	1.50	1.50	\$6,073	\$0.14	ME4	2633-232
\$248,292	\$112,188	\$151,980	40.00	40.00	\$2,805	\$0.06	ME4	2637-645
\$151,769	\$136,711	\$18,480	2.16	2.16	\$63,292	\$1.45	ME5	2642-351
\$312,166	\$198,418	\$180,584	33.50	33.50	\$5,923	\$0.14	ME5	2647-747
\$247,116	\$32,979	\$24,095	3.17	3.17	\$10,403	\$0.24	ME5	2629-364
\$247,116	\$68,979	\$24,095	3.17	3.17	\$21,760	\$0.50	ME5	2646-866
\$140,022	\$36,088	\$16,110	1.73	1.73	\$20,860	\$0.48	ME4	2641-593
\$126,373	\$48,317	\$13,690	1.23	1.23	\$39,282	\$0.90	ME5	2621-366
\$193,540	\$47,960	\$32,500	5.00	5.00	\$9,592	\$0.22	ME4	2617-234
\$259,736	\$52,054	\$91,790	18.00	18.00	\$2,892	\$0.07	ME5	2617-240
\$93,010	\$10,550	\$13,360	1.12	1.12	\$9,420	\$0.22	ME5	2638-70
\$170,242	\$26,868	\$21,110	1.73	1.73	\$15,531	\$0.36	ME4	2624-918
\$258,623	\$51,297	\$14,920	1.56	1.56	\$32,883	\$0.75	ME4	2630-979
\$98,517	\$10,383	\$8,900	0.45	0.45	\$23,176	\$0.53	ME4	2642-949
\$2,643,913	\$841,901	\$626,114	114.32	114.32	Average	Average		
			per Net Acre=>	7,364.55	per SqFt=>	\$0.17		

6

Neighborhoods Used: ME5.MEDINA TWP - MODERN STYLE

11651 S US-127						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-119-3010-00	03/22/2023 ME5	401	67,900	19,425		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR/MAN	68	47,885	123,645	0.387	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	590	1524	0.387			



14380 W MULBERRY RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-127-4550-00	11/14/2022 ME5	401	330,000	180,584		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	132,600	183,052	0.724	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	16816	23215	0.724			



16248 WABASH RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-131-4700-00	10/24/2022 ME5	401	292,000	27,347		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CAPE COD	83	232,992	301,927	0.772	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	31661	41028	0.772			



10472 MOREY HWY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-124-2980-00	08/26/2022 ME5	401	150,000	11,570		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO STORY	72	137,924	271,492	0.508	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	506	997	0.508			



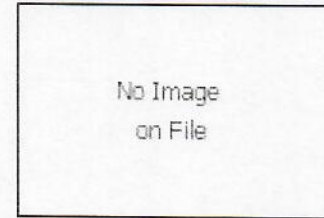
17 LIME CREEK RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-124-2025-00	07/12/2022 ME5	401	270,000	24,413		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SINGLE STORY	83	245,587	215,128	1.142	



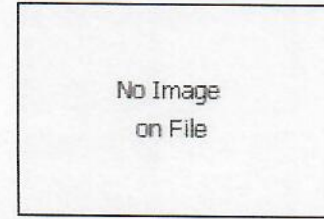
12830 MORENCI RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-202-3410-00	04/13/2022 ME5	401	90,200	13,360		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	76,346	133,088	0.574	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	494	862	0.574			



12958 RANGER HWY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-135-4980-00	06/18/2021 ME5	401	161,000	13,690		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	88	147,014	189,698	0.775	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	296	382	0.775			



13935 MEDINA RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
ME0-103-1020-00	04/13/2021 ME5	401	168,000	15,104		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR/MAN	83	152,281	285,556	0.533	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	615	1154	0.533			



Neighborhoods Used: ME5.MEDINA TWP - MODERN STYLE

12001 SIMS HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
MEO-136-2350-00	04/08/2021 ME5	401	220,000	96,502	
Company	Style	%Good	ResidualValue	CostByManual	E.C.F.
le Family	RANCH	83	120,487	264,566	0.455
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3011	6611	0.455		



Neighborhoods Used: ME5.MEDINA TWP - MODERN STYLE

<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 1,968,152
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 75,773
Total Commercial Costs by Manual : 0

<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 1,293,116
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 53,989
Total Commercial Sale Residual Values : 0

<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows: After Application of E.C.F.s

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

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 AM

Parcel:	ME0-103-1020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TIMM, ASHLEY A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13935 MEDINA RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2617-546	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:	
TIMM, ASHLEY A 13935 MEDINA RD HUDSON MI 49247		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 SHELE, BRIAN D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-546

Most Recent Permit Information

None Found

Physical Property Characteristics

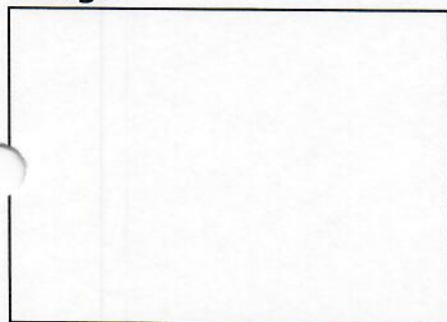
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	87,100	2023 Taxable:	84,840	Acreage:	1.45
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C+5
Style: MODULAR/MAN
Exterior:
% Good (Physical): 83
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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 AM

Parcel: ME0-119-3010-00
Owner's Name: RIFFLE, ZACHARY & STEFFANIE
Property Address: 11651 S US-127
HUDSON, MI 49247
Liber/Page: 2654-872
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

Created: / /

Active: Active

Mailing Address:

RIFFLE, ZACHARY & STEFFANIE
11651 S MERIDIAN RD
WALDRON MI 49288

Description:

LD BEG AT NW COR OF N 100.55 ACRES OF W 140.70 ACRES OF SW FRL 1/4 SEC 19 RUNN TH S 344 FT TH E 254 FT TH N 344 FT TH W 254 FT TO POB SEC 19

Most Recent Sale Information

Sold on 05/04/2023 for 59,900 by FANNIE MAE.

Terms of Sale: 11-FROM LENDING INSTITUTION EXPOSED

Liber/Page: 2654-872

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 44,400

2023 Taxable: 43,470

Acreeage: 2.00

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: 1976

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 68

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 1,288

Ground Area: 1,288

Garage Area: 0

Basement Area: 1,288

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 AM

Parcel:	ME0-124-2025-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DAMON, SYLVIA MONSERRATE & JASON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11417 LIME CREEK RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2642-351	Prev. Taxable Stat	TAXABLE
Split:	06/13/2017	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE

Mailing Address:

DAMON, SYLVIA MONSERRATE & JASON
11417 LIME CREEK RD
MORENCI MI 49256

Description:

LD DES AS BEG ON THE N LI OF SEC 24 T8S R1E 366.50 FT N88^40'32"E FROM THE N1/4 COR OF SD SEC TH N88^40'32"E 312 FT CONT ALG THE N LI OF SD SEC TH S01^19'28"E 267.50 FT TH S88^40'32"W 172.50 FT T S01^19'28"E 75 FT TH S88^40'32"W 139.50 FT TH N01^19'28"W 342.50 FT TO THE POB (SURVEY 2.16 AC)
SPLIT ON 06/13/2017 FROM ME0-124-2050-00

Most Recent Sale Information

Sold on 07/12/2022 for 270,000 by GRAHAM, ANDREW & AMY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2642-351

Most Recent Permit Information

Permit 22001 on 03/21/2022 for \$9,500 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	71,300	2023 Taxable:	71,300	Acreage:	2.16
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: 1972
Occupancy: Single Family
Class: C
Style: SINGLE STORY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 1,248
Ground Area: 1,248
Garage Area: 684
Basement Area: 1,105
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 AM

Parcel:	ME0-124-2980-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GALLUP, MITCHELL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10472 MOREY HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2649-463	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:

GALLUP, MITCHELL
MARY MARGARET HOLLSTEIN
10472 MOREY HWY
MORENCI MI 49256

Description:

PARCEL OF LD BEG AT E 1/4 POST SEC 24 T8S-R1E RUNN TH N 1^37'W ALG E LI OF SEC 79.04 FT TH S 84^47'W 306.10 FT TH S 1^32'E 116.83 FT TH N 88^28'E 305.58 FT TO E SEC LI TH N 1^32'W 57.46 FT TO POB SEC 24

Most Recent Sale Information

Sold on 08/26/2022 for 150,000 by KEEL BROTHERS LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-887

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	81,500	2023 Taxable:	81,500	Acreage:	0.89
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 3

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: TWO STORY

Exterior:

% Good (Physical): 72

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 3 Half Baths: 0

Floor Area: 3,186

Ground Area: 2,934

Garage Area: 0

Basement Area: 504

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 AM

Parcel:	ME0-127-4550-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SEILER, JERRY F & CHRISTIHNA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14380 W MULBERRY RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2647-747	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:

SEILER, JERRY F & CHRISTIHNA M
LESLIE A & LUCY G SEILER
14990 COUNTY RD 21
FAYETTE OH 43521

Description:

W 1/2 OF SW 1/4 OF SE 1/4 EX RR R/W E 1/2 OF SW 1/4 OF SE 1/4 LYING N OF RR R/W SEC 27

Most Recent Sale Information

Sold on 11/14/2022 for 330,000 by HUEPENBECKER, A & A HUBINGER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2647-747

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	148,600	2023 Taxable:	148,600	Acreage:	33.50
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: 1978
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,528
Ground Area: 1,528
Garage Area: 576
Basement Area: 1,528
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 AM

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
Created:	//		
Active:	Active		

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 23-0001 on 04/15/2023 for \$0 category MISC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	116,400	2023 Taxable:	116,400	Acres:	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): 83

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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	59,400	2023 Taxable:	57,855	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): 88

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:

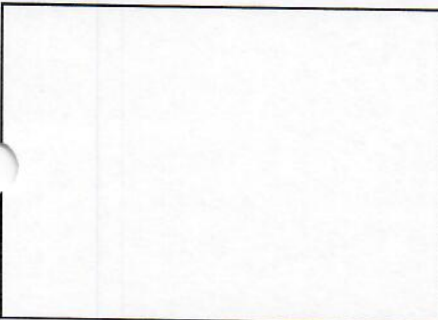
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 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

Permit 22-010 on 11/15/2022 for \$0 category DECK/PORCH.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 122,800	2023 Taxable: 95,890	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): 83
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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:02 AM

Parcel:	ME0-202-3410-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KEEFER, DIANE J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12830 MORENCI RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2638-70	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:	
KEEFER, DIANE J 21235 COUNTY RD T FAYETTE OH 43521		LD BEG 1379.40 FT E AND 760.58 FT S FROM W 1/4 POST SEC 2 T9S-R1E TH W 8 FT TH S 253.31 FT TH E 200.96 FT TH N 233.64 FT TH W 192 FT TO POB SEC 2	

Most Recent Sale Information

Sold on 04/13/2022 for 90,200 by SCHLOSSER, JODY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2638-70

Most Recent Permit Information

Permit 23-0006 on 07/10/2023 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	43,800	2023 Taxable:	43,800	Acreage:	1.12
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: 1965

Occupancy: Single Family

Class: C

Style: RANCH

Exterior:

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 900

Ground Area: 900

Garage Area: 550

Basement Area: 900

Basement Walls:

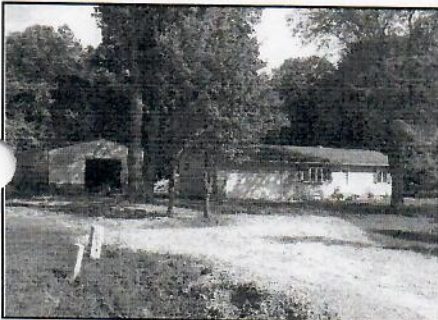
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Medina Township Modern ECF Analysis'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
MEO-103-1020-00	13935 MEDINA RD	04/13/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,600	42.02
MEO-119-3010-00	11651 S US-127	03/22/23	\$67,900	LC	03-ARM'S LENGTH	\$67,900	\$41,400	60.97
MEO-124-2025-00	11417 LIME CREEK RD	07/12/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$66,200	24.52
MEO-124-2980-00	10472 MOREY HWY	08/26/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,600	49.73
MEO-127-4550-00	14380 W MULBERRY RD	11/14/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$141,400	42.85
MEO-131-4700-00	16248 WABASH RD	10/24/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$106,600	36.51
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
MEO-202-3410-00	12830 MORENCI RD	04/13/22	\$90,200	WD	03-ARM'S LENGTH	\$90,200	\$40,600	45.01
Totals:			\$1,749,100			\$1,749,100	\$688,300	

Sale. Ratio => 39.35

Std. Dev. => 11.06

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$185,307	\$15,104	\$152,896	\$286,710	0.533	1,560	\$98.01	ME5	11.8975
\$94,147	\$19,425	\$48,475	\$125,169	0.387	1,288	\$37.64	ME5	26.4977
\$151,769	\$24,413	\$245,587	\$215,128	1.142	1,248	\$196.78	ME5	48.9331
\$173,290	\$11,570	\$138,430	\$272,489	0.508	3,186	\$43.45	ME5	14.4231
\$312,166	\$180,584	\$149,416	\$206,267	0.724	1,528	\$97.79	ME5	7.2127
\$247,116	\$27,347	\$264,653	\$342,955	0.772	2,201	\$120.24	ME5	11.9431
\$126,373	\$13,690	\$147,310	\$190,080	0.775	1,188	\$124.00	ME5	12.2738
\$259,736	\$96,502	\$123,498	\$271,177	0.455	1,680	\$73.51	ME5	19.6838
\$93,010	\$13,360	\$76,840	\$133,950	0.574	900	\$85.38	ME5	7.8605
\$1,642,914		\$1,347,105	\$2,043,925			\$97.42		0.6825
E.C.F. =>				0.659	Std. Deviation=>		0.23023624	
Ave. E.C.F. =>				0.652	Ave. Variance=>		17.8584 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Dept.
MODULAR/MAN	\$14,350	MEO RESIDENTIAL	401	83
MODULAR/MAN	\$18,000	MEO RESIDENTIAL	401	68
SINGLE STORY	\$18,480	MEO RESIDENTIAL	401	83
TWO STORY	\$11,570	MEO RESIDENTIAL	401	72
RANCH	\$180,584	MEO RESIDENTIAL	401	64
CAPE COD	\$24,095	MEO RESIDENTIAL	401	83
RANCH	\$13,690	MEO RESIDENTIAL	401	88
RANCH	\$91,790	MEO RESIDENTIAL	401	83
RANCH	\$13,360	MEO RESIDENTIAL	401	78

27.37952575

7

Neighborhoods Used: ME4.MEDINA TWP - OLDER STYLE

11060 CANANDAIGUA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-450-0600-00 07/22/2022 ME4 401 100,000 8,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 68 91,100 129,317 0.704
Agricultural Buildings: ResidualValue CostByManual E.C.F.
10658 12793 0.833



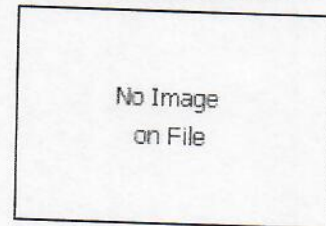
13776 WABASH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-134-3600-00 06/27/2022 ME4 401 160,000 17,831
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 78 131,511 157,861 0.833
Agricultural Buildings: ResidualValue CostByManual E.C.F.
10658 12793 0.833



10382 MUNSON HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-119-2800-00 04/04/2022 ME4 401 208,500 151,980
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 68 56,039 137,279 0.408
Agricultural Buildings: ResidualValue CostByManual E.C.F.
481 1178 0.408



1111 S MERIDIAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-118-3600-00 01/27/2022 ME4 401 92,000 14,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 73 76,891 118,261 0.650
Agricultural Buildings: ResidualValue CostByManual E.C.F.
609 936 0.650



1100 MORENCI RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-206-3900-00 12/10/2021 ME4 401 295,000 14,920
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 88 279,762 351,088 0.797
Agricultural Buildings: ResidualValue CostByManual E.C.F.
318 399 0.797



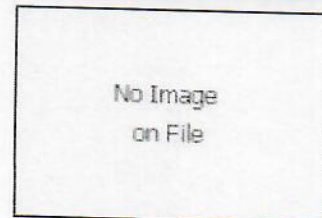
1035 S US-127
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-118-1075-00 10/04/2021 ME4 401 110,000 26,282
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 84 68,115 182,605 0.373
Agricultural Buildings: ResidualValue CostByManual E.C.F.
15603 41829 0.373



13140 MEYERHOLTZ HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-205-2800-00 08/20/2021 ME4 401 176,000 23,391
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 83 145,972 198,859 0.734
Agricultural Buildings: ResidualValue CostByManual E.C.F.
6637 9042 0.734



11933 W MULBERRY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
MEO-136-1150-00 04/09/2021 ME4 401 209,000 32,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 83 154,633 192,999 0.801
Agricultural Buildings: ResidualValue CostByManual E.C.F.
21867 27292 0.801



11/11/2023
10:14 AM

Neighborhoods Used: ME4.MEDINA TWP - OLDER STYLE

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

Single Family E.C.F. : 0.684 (8)
Mobile Home E.C.F. : 1.000 (0)
Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.601 (7)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023
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): 0.37
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

11/11/2023 10:17 AM

Parcel:	MEO-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 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 SPLIT ON 11/09/2011 FROM MEO-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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	76,700	2023 Taxable:	70,560	Acres:	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): 84
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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:17 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

Most Recent Permit Information

None Found

Liber/Page: 2633-232

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	46,000	2023 Taxable:	46,000	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): 73

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:

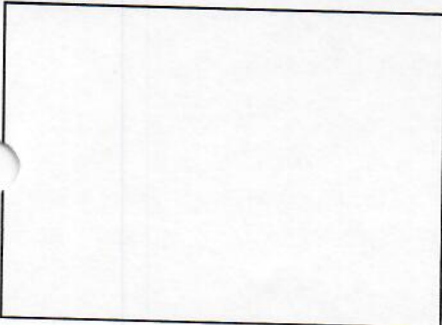
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:17 AM

Parcel: ME0-119-2800-00
Owner's Name: AJIC LTD
Property Address: 10382 MUNSON HWY
HUDSON, MI 49247
Liber/Page: 2637-645
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: AJIC LTD
1770 TREMAINSVILLE
TOLEDO OH 43613
Description: SE 1/4 OF NE 1/4 SEC 19

Most Recent Sale Information

Sold on 04/04/2022 for 208,500 by WARREN, KATHERINE ELLEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2637-645

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 118,000

2023 Taxable: 118,000

Acres: 40.00

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: 1940

Occupancy: Single Family

Class: D+10

Style: CONVENTIONAL

Exterior:

% Good (Physical): 68

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 1,148

Ground Area: 1,148

Garage Area: 1,024

Basement Area: 576

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:17 AM

Parcel:	ME0-134-3600-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BROWN, KATE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13776 WABASH RD MORENCI, MI 49256	Taxable Status:	TAXABLE
Liber/Page:	2641-593	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:

BROWN, KATE
13776 WABASH RD R-1
MORENCI MI 49256

Description:

LD BEG 794.06 FT N 88 DEG 2'2"E FROM SW COR SEC 34 RUNN TH N 4 DEG 46'23"W 293.96 FT TH N 88 DEG 2'2"E 256.78 FT TH S 4 DEG 46'23"E 293.96 FT TO S LI SD SEC TH S 88 DEG 2'2"W 256.78 FT TO POB SEC 34

Most Recent Sale Information

Sold on 06/27/2022 for 160,000 by STOVER, BARRY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2641-593

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	65,900	2023 Taxable:	65,900	Acres:	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-5

Style: CONVENTIONAL

Exterior:

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,116

Ground Area: 1,116

Garage Area: 0

Basement Area: 1,116

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts: GARAGE

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:17 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

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

Liber/Page: 2617-234

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 90,700

2023 Taxable: 82,530

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): 83

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:

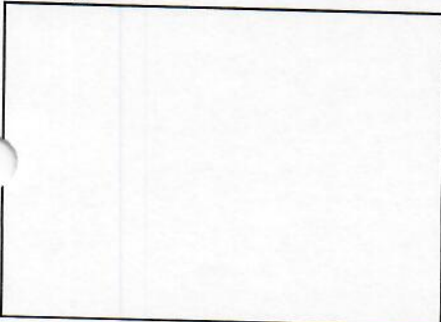
Estimated TCV: Tentative

of Agricultural Buildings: 6

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:17 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

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

Most Recent Permit Information

None Found

Liber/Page: 2624-918

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 80,200

2023 Taxable: 73,710

Acres: 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): 83

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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:17 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

Created: / /
Active: Active

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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 128,800

2023 Taxable: 117,705

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): 88

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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:17 AM

Parcel: ME0-450-0600-00
Owner's Name: KLEINKNECHT, BRANDI
Property Address: 11060 CANANDAIGUA RD
MORENCI, MI 49256
Liber/Page: 2642-949
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:

KLEINKNECHT, BRANDI
11060 CANANDAIGUA RD
MORENCI MI 49256

Description:

LD BEG AT SW COR OF LOT 60 TH E 60 FT N 10 RDS 6 IN TH W 60 FT TH S 10 RDS 6 IN TO POB VILL OF CANANDAIGUA
ALSO LOT 61 V/CANANDAIGUA

Most Recent Sale Information

Sold on 07/22/2022 for 100,000 by BACHMAN, SCOTT.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2642-949

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 46,400

2023 Taxable: 46,400

Acreage: 0.45

Zoning:

Land Value: Tentative

Frontage: 142.5

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 137.0

Improvement Data

of Residential Buildings: 1

Year Built: 1880

Occupancy: Single Family

Class: D

Style: CONVENTIONAL

Exterior:

% Good (Physical): 68

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 1,461

Ground Area: 873

Garage Area: 288

Basement Area: 588

Basement Walls:

Estimated TCV: Tentative

Image



Medina Township Older Syle Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
MEO-118-1075-00	1035 S US-127	10/04/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,700	61.55
MEO-118-3600-00	1111 S MERIDIAN RD	01/27/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,700	42.07
MEO-119-2800-00	10382 MUNSON HWY	04/04/22	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$110,300	52.90
MEO-134-3600-00	13776 WABASH RD	06/27/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,600	36.00
MEO-136-1150-00	11933 W MULBERRY RD	04/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$79,600	38.09
MEO-205-2800-00	13140 MEYERHOLTZ HWY	08/20/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$63,700	36.19
MEO-206-3900-00	16440 MORENCI RD	12/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$100,600	34.10
MEO-450-0600-00	11060 CANANDAIGUA RD	07/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20
Totals:			\$1,350,500			\$1,350,500	\$558,400	

Sale. Ratio => 41.35
 Std. Dev. => 9.62

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$194,656	\$26,282	\$83,718	\$224,434	0.373	1,615	\$51.84	ME4	28.9615
\$97,391	\$14,500	\$77,500	\$119,197	0.650	1,250	\$62.00	ME4	1.2451
\$248,292	\$151,980	\$56,520	\$138,457	0.408	1,148	\$49.23	ME4	25.4419
\$140,022	\$17,831	\$142,169	\$170,654	0.833	1,116	\$127.39	ME4	17.0447
\$193,540	\$32,500	\$176,500	\$220,291	0.801	1,706	\$103.46	ME4	13.8581
\$170,242	\$23,391	\$152,609	\$207,901	0.734	1,800	\$84.78	ME4	7.1414
\$258,623	\$14,920	\$280,080	\$351,487	0.797	3,084	\$90.82	ME4	13.4209
\$98,517	\$8,900	\$91,100	\$129,317	0.704	1,461	\$62.35	ME4	4.1834
\$1,401,283		\$1,060,196	\$1,561,737			\$78.98		1.6223

E.C.F. => 0.679 Std. Deviation=> 0.17803685
Ave. E.C.F. => 0.663 Ave. Variance=> 13.9121 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$25,000	MEO RESIDENTIAL	401	84
CONVENTIONAL	\$14,500	MEO RESIDENTIAL	401	73
CONVENTIONAL	\$151,980	MEO RESIDENTIAL	401	68
CONVENTIONAL	\$16,110	MEO RESIDENTIAL	401	78
CONVENTIONAL	\$32,500	MEO RESIDENTIAL	401	83
CONVENTIONAL	\$21,110	MEO RESIDENTIAL	401	83
CONVENTIONAL	\$14,920	MEO RESIDENTIAL	401	88
CONVENTIONAL	\$8,900	MEO RESIDENTIAL	401	68

20.9951824

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Medina Township Commercial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard
RL0-122-1050-00	15951 ROME RD	\$146,800	09/28/21	MLC	19-MULTI PARCEL ARMI'S LENGTH	\$32,747
RMO-800-0104-00	10500 W US-223	\$55,000	05/05/21	WD	03-ARMI'S LENGTH	\$0
RMO-800-0104-00	10500 W US-223	\$62,500	09/16/22	WD	03-ARMI'S LENGTH	\$0
RMO-800-0107-00	10500 W US-223	\$54,150	08/23/21	WD	03-ARMI'S LENGTH	\$0
RMO-800-0119-00	10500 W US-223	\$68,000	05/03/22	WD	03-ARMI'S LENGTH	\$0
						\$32,747

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 2024 Commercial ECF. Sales of parcels in rural townships along with townships that have influence of SR 127. ECF of 0.720 used for the 2024 year.

Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Class	Cur. Appraisal	Land Table	Sale Price	Asd. when Sold	Asd/Adj. Sale
\$114,053	\$181,152	0.630	RUCOM	201	\$211,400	STUDY - RURAL COMM	\$146,800	\$99,300	67.64
\$55,000	\$75,858	0.725	RUCOM	201	\$58,714	COMMERCIAL CONDO'S	\$55,000	\$27,100	49.27
\$62,500	\$75,858	0.824	RUCOM	201	\$58,714	COMMERCIAL CONDO'S	\$62,500	\$27,300	43.68
\$54,150	\$75,858	0.714	RUCOM	201	\$58,714	COMMERCIAL CONDO'S	\$54,150	\$27,100	50.05
\$68,000	\$82,401	0.825	RUCOM	201	\$63,778	COMMERCIAL CONDO'S	\$68,000	\$29,800	43.82
\$353,703	\$491,126				\$451,320		\$386,450	\$210,600	

E.C.F. =>

0.720

Ave. E.C.F. =>

0.744

Floor Area	\$/Sq.Ft.	Land Value	Other Parcels in Sale
4,802	\$23.75	\$74,487	RL0-122-1000-00
945	\$58.20	\$0	
945	\$66.14	\$0	
945	\$57.30	\$0	
945	\$71.96	\$0	

Medina Township Commercial Land Analysis

Parcel Number	Street Address	Class	Sale Date	Instr.	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
RA0-103-2200-00	6840 ROGERS HWY	201	08/22/23	PTA	\$500,000	WD	03-ARM'S LENGTH	\$500,000
CA0-102-2555-00	200 CEDAR ST	202	08/13/21	WD	\$12,000	WD	03-ARM'S LENGTH	\$12,000
RA0-118-3930-00	1506 SUTTON RD	201	04/24/23	WD	\$300,000	WD	03-ARM'S LENGTH	\$300,000
ME0-201-1850-00	11500 MORENCI RD	201	11/22/21	WD	\$2,315,000	WD	03-ARM'S LENGTH	\$2,315,000
RL0-122-1050-00	15951 ROME RD	201	09/28/21	MLC	\$146,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$146,800
SE0-470-0500-00	9000 MORENCI RD	201	01/11/22	WD	\$200,000	WD	03-ARM'S LENGTH	\$200,000
TE0-121-2350-00	9800 TEC-CLINTON HWY	201	04/29/22	WD	\$220,000	WD	03-ARM'S LENGTH	\$220,000
					\$3,693,800			\$3,693,800

Due to lack of sales in Medina, used commercial sales in general townships to develop 2024 commercial land values.

Acreage Table 'A'

Description: **COMMERCIAL ACREAGE**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="17,000"/>	3 Acre:	<input type="text" value="30,000"/>	10 Acre:	<input type="text" value="65,000"/>	30 Acre:	<input type="text" value="150,000"/>
1.5 Acre:	<input type="text" value="21,050"/>	4 Acre:	<input type="text" value="35,000"/>	15 Acre:	<input type="text" value="75,000"/>	40 Acre:	<input type="text" value="0"/>
2 Acre:	<input type="text" value="24,400"/>	5 Acre:	<input type="text" value="40,000"/>	20 Acre:	<input type="text" value="100,000"/>	50 Acre:	<input type="text" value="0"/>
2.5 Acre:	<input type="text" value="27,450"/>	7 Acre:	<input type="text" value="50,000"/>	25 Acre:	<input type="text" value="125,000"/>	100 Acre:	<input type="text" value="0"/>

X

Asd. when Sold	Total Acres	Asd/Adj. Sale	Cur Appraisal	Land Residual	Rate per Acre	ECF Area	Liber/Page
\$250,700	5.72	50.14	\$516,836	\$85,657	\$14,975.00	2000 0005-107	
\$3,900	0.27	32.50	\$18,522	\$12,000	\$44,444.44	213 2624-675	
\$140,300	2.99	46.77	\$286,420	\$99,682	\$33,338.46	2000 2654-159	
\$639,300	80.84	27.62	\$1,361,176	\$1,307,746	\$16,176.97	MECOM 2629-954	
\$99,300	0.99	67.64	\$211,400	\$9,887	\$9,986.87	102 2626-0989	
\$87,000	0.90	43.50	\$187,298	\$31,602	\$35,113.33	201 2632-288	
\$117,400	0.88	53.36	\$236,662	\$23,171	\$26,330.68	200 2638-809	
	92.59		\$2,818,314	\$1,569,745	\$27,565.13		

Average
per Net Acre=> **16,953.72**

Description: Units: Adjustments...

Description	Rate	Don't include in total Acreage
RIGHT OF WAY	0.00	<input type="checkbox"/>
RES. WOODS	3,000.00	<input type="checkbox"/>
WOODS	3,000.00	<input type="checkbox"/>
TILLABLE	6,500.00	<input type="checkbox"/>
REC. POND	10,000.00	<input checked="" type="checkbox"/>

Est. Land Value Other Parcels in Sale Land Table

\$102,493		20100 COMMERCIAL
\$18,522		
\$86,102		20100 COMMERCIAL
\$353,922		20100 COMMERCIAL
\$74,487	RL0-122-1000-00	COMMERCIAL
\$18,900		COMMERCIAL INDUSTRIAL LAND
\$39,833		COMMERCIAL

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-113-1400-00	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	GLENNON, CHAD	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	9253 RANGER HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2643849	Prev. Taxable Stat	TAXABLE
Split:	07/13/2022	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME101 AGRICULTURAL

Mailing Address:

GLENNON, CHAD
11742 SCENIC DR
CONOVER OH 45317

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: 2643849

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	177,400	2023 Taxable:	135,395	Acreage:	40.01
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	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:

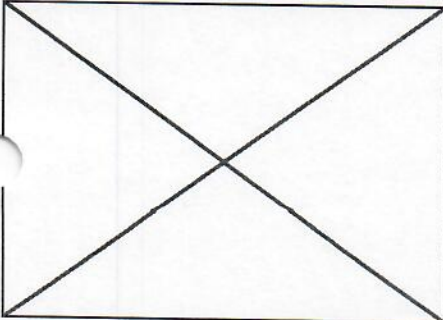
Estimated TCV: Tentative

of Agricultural Buildings: 13

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	226,100	2023 Taxable:	202,201	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	MEO-127-4905-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	W B FARMS INC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	13000 W MULBERRY RD BLK MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2638-268	Prev. Taxable Stat	TAXABLE
Split:	05/07/2020	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME101 AGRICULTURAL

Mailing Address:

W B FARMS INC
13423 W CENTRAL
SWANTON OH 43558

Description:

LD DES AS COMM AT THE SE COR OF SEC 27 T8S R1E TH S88^18'31"W ALG THE S LI OF THE SE1/4 OF SD SEC 330.17 FT TO THE POB TH CONT S88^18'31"W ALG THE S LI 323.68 FT TO THE W LI OF THE E1/2 OF THE SE1/4 OF THE SE1/4 OF SD SEC TH N02^16'33"W ALG SD W LI 864.51 FT TO THE S'ERLY R/O/W LI OF THE WABASH R/R TH N57^09'19"E ALG SD S'ERLY LI 760.40 FT TO THE E LI OF THE SE1/4 OF SD SEC TH S02^14'07"E ALG SD E LI 943.58 FT TH S85^18'09"W 219.02 FT TH N03^58'33"W 151.61 FT TH S86^48'17"W 169.50 FT TH S00^00'00"W 187 FT TH S17^06'44"E 272.77 FT TO THE POB (SURVEY 12.74 AC)
SPLIT ON 05/07/2020 FROM MEO-127-4900-00

Most Recent Sale Information

Sold on 04/19/2022 for 57,330 by BLAKER, TIMOTHY W & LAURA E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2638-267

Most Recent Permit Information

None Found

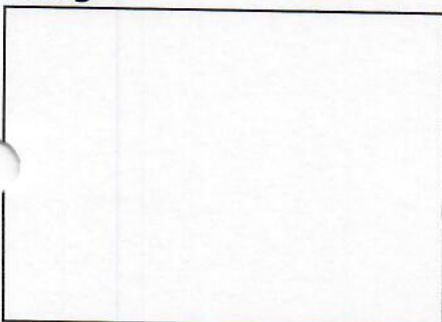
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	26,700	2023 Taxable:	20,081	Acreage:	12.74
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

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

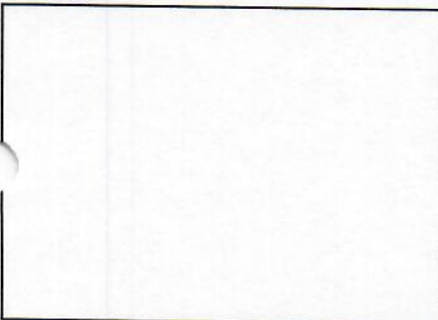
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	370,000	2023 Taxable:	101,251	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-130-4800-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	SIMPKINS, MATTHEW J	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	11000 W MULBERRY RD BLK MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2632-741	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:		Description:	
SIMPKINS, MATTHEW J 10275 RANGER HWY MORENCI MI 49256		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

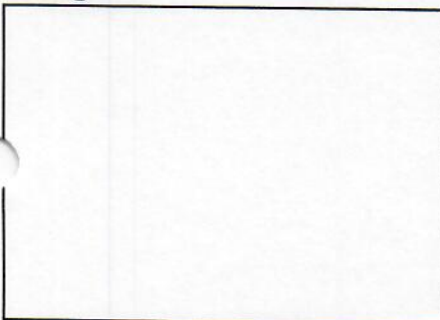
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	94,300	2023 Taxable:	41,740	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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:	2651-847	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

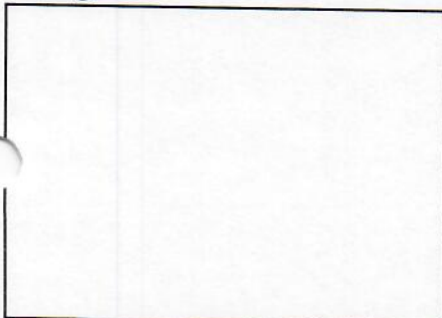
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	362,700	2023 Taxable:	111,328	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-131-2280-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	CRAIG, ALEX J & DANA M	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	11430 MUNSON HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2633-605	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:	Description:
CRAIG, ALEX J & DANA M 6354 DEMINGS LAKE RD CLAYTON MI 49235	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	Liber/Page:	2633-604
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Most Recent Permit Information

None Found

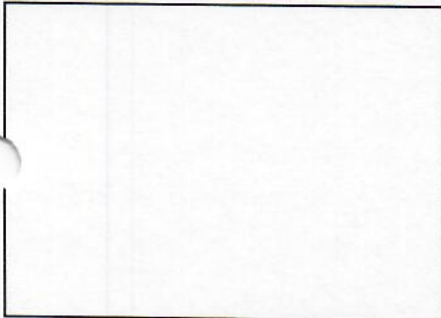
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	118,100	2023 Taxable:	32,117	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

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel: ME0-133-1300-00
Owner's Name: MANSFIELD, JASON DWIGHT
Property Address: 14785 W MULBERRY RD
MORENCI, MI 49256
Liber/Page: 2651-947
Split: // **Created:** //
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

Mailing Address:

MANSFIELD, JASON DWIGHT
12220 INGALL HWY
MORENCI MI 49256

Description:

E1/2 OF W1/2 OF NW 1/4 & THE W1/2 OF E1/2 OF NW1/4 SEC 33 T8S R1E

Most Recent Sale Information

Sold on 10/21/2022 for 400,000 by SHIELDS, DOUGLAS G SR & SHARON A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2647-601

Most Recent Permit Information

None Found

Physical Property Characteristics

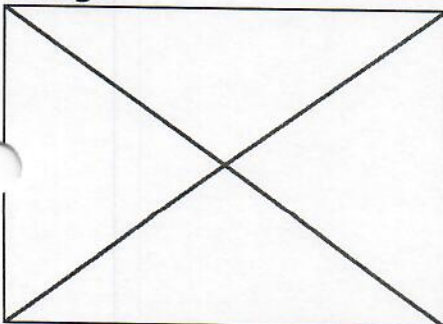
2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 261,300	2023 Taxable: 92,685	Acres: 80.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 83
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,022
Ground Area: 1,326
Garage Area: 440
Basement Area: 928
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 4
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 4,400

2023 Taxable: 4,400

Acreage: 1.64

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

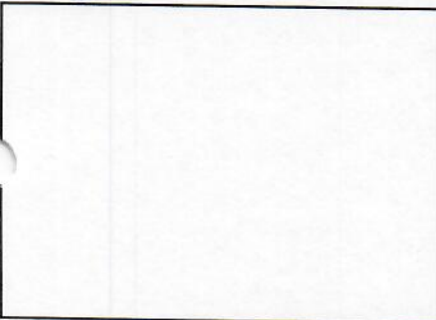
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-114-4900-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WILLIAMS, VICKY LYNN & RICHARD V	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12240 LIME CREEK RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2652-531	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:
WILLIAMS, VICKY LYNN & RICHARD V 12240 LILME CREEK RD MORENCI MI 49256	LD BEG 165 FT W FROM SE COR SEC 14 RUNN TH W 175 FT TH N 250 FT TH E 175 FT TH S 250 FT TO POB SEC 14

Most Recent Sale Information

Sold on 03/24/2023 for 36,000 by FIRST NATIONAL BANK OF AMERICA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2652-531

Most Recent Permit Information

None Found

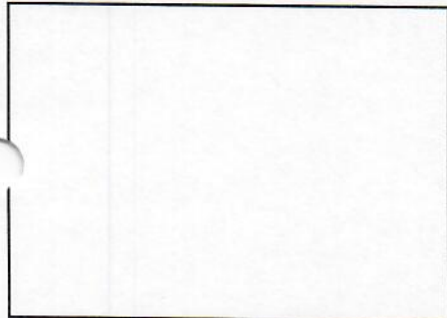
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	30,900	2023 Taxable:	15,055	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: 1920
Occupancy: Single Family
Class: D
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,000
Ground Area: 770
Garage Area: 0
Basement Area: 459
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

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 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

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

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	76,700	2023 Taxable:	70,560	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	# of Agricultural Buildings: 5
Year Built: 0	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D+10	
Style: CONVENTIONAL	
Exterior: Wood Siding	
% Good (Physical): 84	
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	

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

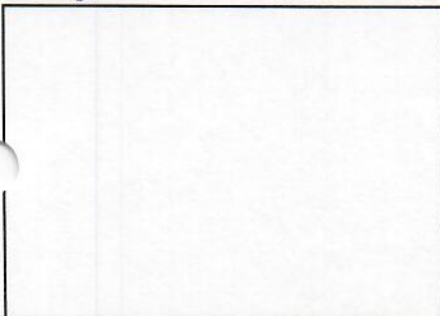
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	46,000	2023 Taxable:	46,000	Acreage:	1.50
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 73
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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-119-2800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	AJIC LTD	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10382 MUNSON HWY HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2637-645	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:
AJIC LTD 1770 TREMAINSVILLE TOLEDO OH 43613	SE 1/4 OF NE 1/4 SEC 19

Most Recent Sale Information

Sold on 04/04/2022 for 208,500 by WARREN, KATHERINE ELLEN.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2637-645
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Most Recent Permit Information

None Found

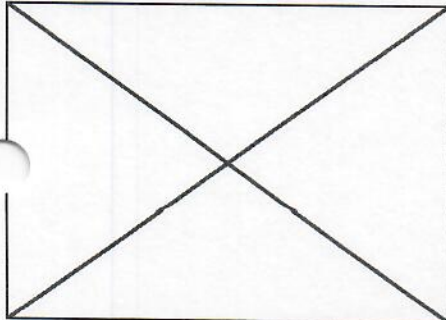
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	118,000	2023 Taxable:	118,000	Acreage:	40.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1940	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D+10	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 68	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,148	
Ground Area: 1,148	
Garage Area: 1,024	
Basement Area: 576	
Basement Walls:	
Estimated TCV: Tentative	

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel: ME0-134-3600-00
Owner's Name: BROWN, KATE
Property Address: 13776 WABASH RD
MORENCI, MI 49256

Liber/Page: 2641-593
Split: / /
Public Impr.: None
Topography: None

Mailing Address:

BROWN, KATE
13776 WABASH RD R-1
MORENCI MI 49256

Description:

LD BEG 794.06 FT N 88 DEG 2'2"E FROM SW COR SEC 34 RUNN TH N 4 DEG 46'23"W 293.96 FT TH N 88 DEG 2'2"E 256.78 FT TH S 4 DEG 46'23"E 293.96 FT TO S LI SD SEC TH S 88 DEG 2'2"W 256.78 FT TO POB SEC 34

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

Most Recent Sale Information

Sold on 06/27/2022 for 160,000 by STOVER, BARRY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2641-593

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 65,900	2023 Taxable: 65,900	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-5

Style: CONVENTIONAL

Exterior:

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,116

Ground Area: 1,116

Garage Area: 0

Basement Area: 1,116

Basement Walls:

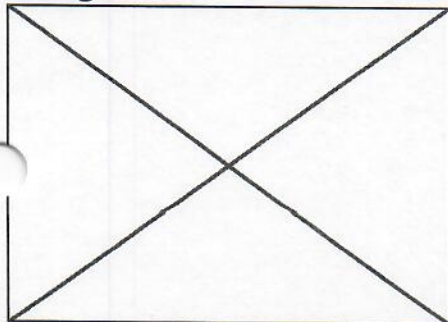
Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts: GARAGE

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

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

Liber/Page: 2617-234

Most Recent Permit Information

None Found

Physical Property Characteristics

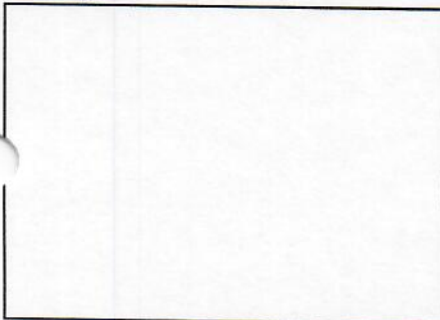
2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 90,700	2023 Taxable: 82,530	Acreage: 5.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 83
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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 80,200

2023 Taxable: 73,710

Acres: 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): 83

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:

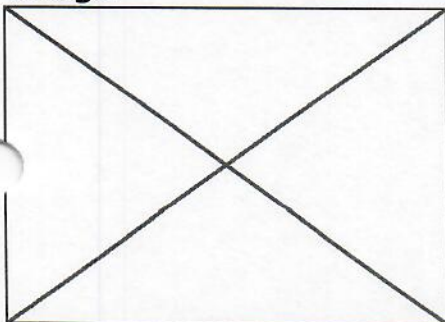
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts: MILK HOUSE

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	128,800	2023 Taxable:	117,705	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): 88

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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel: ME0-450-0600-00
Owner's Name: KLEINKNECHT, BRANDI
Property Address: 11060 CANANDAIGUA RD
MORENCI, MI 49256
Liber/Page: 2642-949
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

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

Mailing Address:

KLEINKNECHT, BRANDI
11060 CANANDAIGUA RD
MORENCI MI 49256

Description:

LD BEG AT SW COR OF LOT 60 TH E 60 FT N 10 RDS 6 IN TH W 60 FT TH S 10 RDS 6 IN TO POB VILL OF CANANDAIGUA
ALSO LOT 61 V/CANANDAIGUA

Most Recent Sale Information

Sold on 07/22/2022 for 100,000 by BACHMAN, SCOTT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2642-949

Most Recent Permit Information

None Found

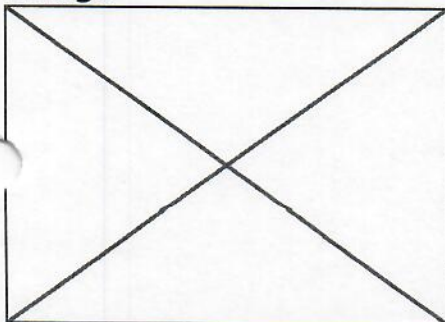
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 46,400	2023 Taxable: 46,400	Acres: 0.45
Zoning:	Land Value: Tentative	Frontage: 142.5
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 137.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: D
Style: CONVENTIONAL
Exterior:
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,461
Ground Area: 873
Garage Area: 288
Basement Area: 588
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-103-1020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TIMM, ASHLEY A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13935 MEDINA RD HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2617-546	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:	
TIMM, ASHLEY A 13935 MEDINA RD HUDSON MI 49247		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 SHELE, BRIAN D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-546

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	87,100	2023 Taxable:	84,840	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): 83

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:

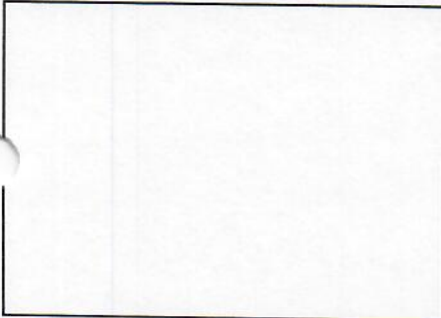
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel: ME0-114-2300-00
Owner's Name: DAVIS, SCOTT & MELISSA
Property Address: 9200 RANGER HWY
MORENCI, MI 49256
Liber/Page: 2634-634
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: 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

Liber/Page: 2634-634

Most Recent Permit Information

Permit 22-008 on 07/28/2022 for \$0 category NEW HOUSE.

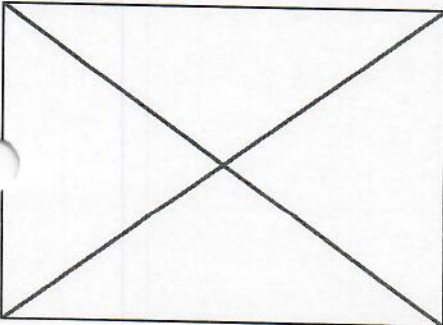
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 139,100	2023 Taxable: 139,100	Acreage: 40.00
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: 2022
Occupancy: Single Family
Class: C+10
Style: Ranch
Exterior: Alum., Vinyl
% Good (Physical): 99
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,789
Ground Area: 1,789
Garage Area: 625
Basement Area: 1,789
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-124-2025-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DAMON, SYLVIA MONSERRATE & JASON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11417 LIME CREEK RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2642-351	Prev. Taxable Stat	TAXABLE
Split:	06/13/2017	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	ME5 MEDINA TWP - MODERN STYLE
Created:	06/13/2017		
Active:	Active		

Mailing Address:	Description:
DAMON, SYLVIA MONSERRATE & JASON 11417 LIME CREEK RD MORENCI MI 49256	LD DES AS BEG ON THE N LI OF SEC 24 T8S R1E 366.50 FT N88^40'32"E FROM THE N1/4 COR OF SD SEC TH N88^40'32"E 312 FT CONT ALG THE N LI OF SD SEC TH S01^19'28"E 267.50 FT TH S88^40'32"W 172.50 FT T S01^19'28"E 75 FT TH S88^40'32"W 139.50 FT TH N01^19'28"W 342.50 FT TO THE POB (SURVEY 2.16 AC) SPLIT ON 06/13/2017 FROM ME0-124-2050-00

Most Recent Sale Information

Sold on 07/12/2022 for 270,000 by GRAHAM, ANDREW & AMY.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2642-351
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Most Recent Permit Information

Permit 22001 on 03/21/2022 for \$9,500 category REROOF.

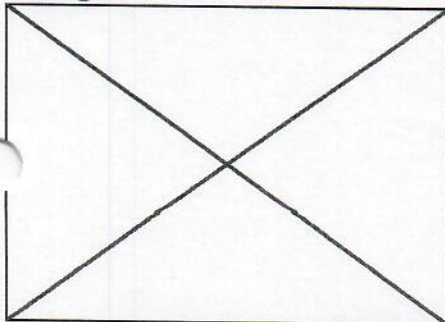
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	71,300	2023 Taxable:	71,300	Acreeage:	2.16
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: 1972
Occupancy: Single Family
Class: C
Style: SINGLE STORY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 1,248
Ground Area: 1,248
Garage Area: 684
Basement Area: 1,105
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-124-2980-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GALLUP, MITCHELL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10472 MOREY HWY MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2649-463	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:

GALLUP, MITCHELL
MARY MARGARET HOLLSTEIN
10472 MOREY HWY
MORENCI MI 49256

Description:

PARCEL OF LD BEG AT E 1/4 POST SEC 24 T8S-R1E RUNN TH N 1^37'W ALG E LI OF SEC 79.04 FT TH S 84^47'W 306.10 FT TH S 1^32'E 116.83 FT TH N 88^28'E 305.58 FT TO E SEC LI TH N 1^32'W 57.46 FT TO POB SEC 24

Most Recent Sale Information

Sold on 08/26/2022 for 150,000 by KEEL BROTHERS LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-887

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	81,500	2023 Taxable:	81,500	Acreage:	0.89
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

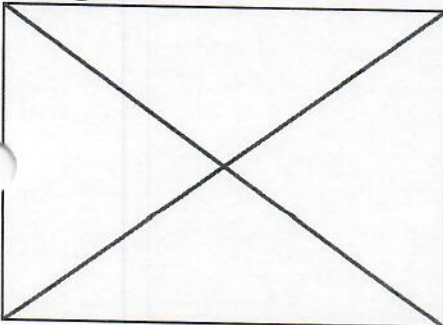
Improvement Data

of Residential Buildings: 3
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: TWO STORY
Exterior:

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

% Good (Physical): 72
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 3,186
Ground Area: 2,934
Garage Area: 0
Basement Area: 504
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel: ME0-127-4550-00
Owner's Name: SEILER, JERRY F & CHRISTIHNA M
Property Address: 14380 W MULBERRY RD
MORENCI, MI 49256
Liber/Page: 2647-747
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:

SEILER, JERRY F & CHRISTIHNA M
LESLIE A & LUCY G SEILER
14990 COUNTY RD 21
FAYETTE OH 43521

Description:

W 1/2 OF SW 1/4 OF SE 1/4 EX RR R/W E 1/2 OF SW 1/4 OF SE 1/4 LYING N OF RR R/W SEC 27

Most Recent Sale Information

Sold on 11/14/2022 for 330,000 by HUEPENBECKER, A & A HUBINGER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2647-747

Most Recent Permit Information

None Found

Physical Property Characteristics

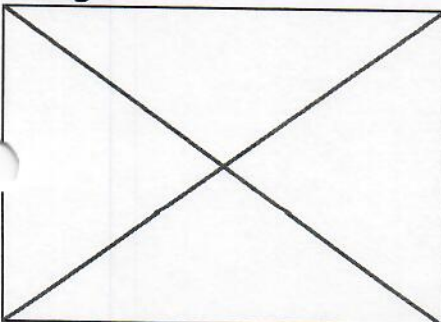
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	148,600	2023 Taxable:	148,600	Acreage:	33.50
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,528
Ground Area: 1,528
Garage Area: 576
Basement Area: 1,528
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel: ME0-131-4700-00
Owner's Name: HIGGINS, DUSTIN & AMY
Property Address: 16248 WABASH RD
WALDRON, MI 49288
Liber/Page: 2647-335
Split: // **Created:** //
Public Impr.: None **Topography:** None
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: 30080 WALDRON AREA SCHOOLS
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 23-0001 on 04/15/2023 for \$0 category MISC.

Physical Property Characteristics

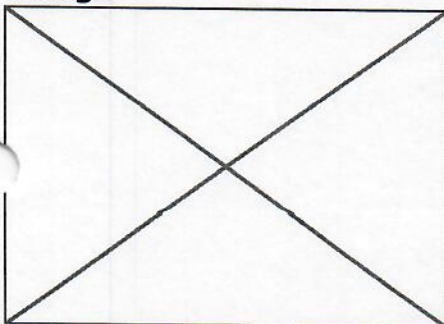
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	116,400	2023 Taxable:	116,400	Acreage:	3.17
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+10
Style: CAPE COD
Exterior:
% Good (Physical): 83
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:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	59,400	2023 Taxable:	57,855	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): 88

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:

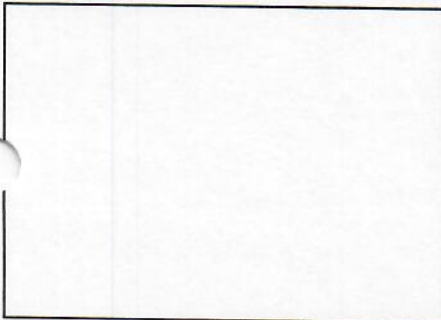
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 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

Permit 22-010 on 11/15/2022 for \$0 category DECK/PORCH.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 122,800	2023 Taxable: 95,890	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): 83

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:

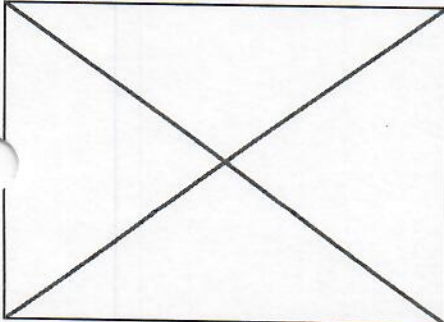
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-202-3410-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KEEFER, DIANE J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12830 MORENCI RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2638-70	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:	KEEFER, DIANE J 21235 COUNTY RD T FAYETTE OH 43521	Description:	LD BEG 1379.40 FT E AND 760.58 FT S FROM W 1/4 POST SEC 2 T9S-R1E TH W 8 FT TH S 253.31 FT TH E 200.96 FT TH N 233.64 FT TH W 192 FT TO POB SEC 2

Most Recent Sale Information

Sold on 04/13/2022 for 90,200 by SCHLOSSER, JODY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2638-70

Most Recent Permit Information

Permit 23-0006 on 07/10/2023 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	43,800	2023 Taxable:	43,800	Acreeage:	1.12
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: 1965

Occupancy: Single Family

Class: C

Style: RANCH

Exterior:

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 900

Ground Area: 900

Garage Area: 550

Basement Area: 900

Basement Walls:

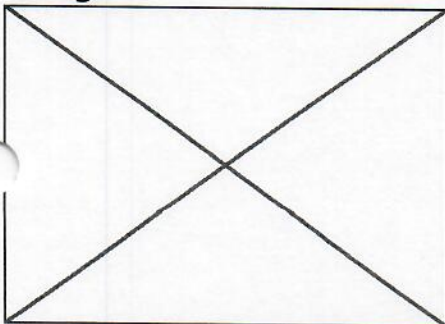
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/11/2023 10:18 AM

Parcel:	ME0-201-1850-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	ABCR GV LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	11500 MORENCI RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2629-954	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	ME0 MEDINA TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	MECOM MEDINA - COMMERCIAL

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 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 R12E 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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	655,500	2023 Taxable:	655,500	Acreage:	80.84
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: C
Style: RANCH
Exterior:
% Good (Physical): 78
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

Image

