

2024 COMMERCIAL CLASS

Analysis Time Period

4/1/2021 – 3/31/2023

County: 58 MONROE

Unit(s): IDA

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
08 002 037 70	CASSIDY JOSEPH	201	171,400	381,529	44.92
08 002 037 80	BREITNER ROBERT & LINDA TRUST	201	157,500	367,725	42.83
08 002 042 17	DELAND BRIAN & BARBARA TRUST	201	156,600	359,133	43.61
08 003 033 00	J & H PROPERTIES IDA LLC	201	58,300	117,800	49.49
08 003 037 00	PAT & JOHN'S INVESTMENTS, LLC	201	95,800	224,150	42.74
08 003 051 00	KOZLOWSKI GRANT TRUST	201	125,200	281,113	44.54
08 026 012 01	DUSSEAU MARK A.	201	410,800	821,964	49.98
08 045 004 00	FIRST MERCHANTS BANK	201	131,700	282,842	46.56
08 055 001 00	IOTT BENJAMIN	201	76,300	180,113	42.36
08 055 003 00	ZORN'S SERVICE INC	201	46,300	125,381	36.93
08 055 007 00	STANDIFER RENTALS LLC	201	40,500	100,354	40.36
08 060 032 00	RISING HEMANTA LLC	201	68,200	154,623	44.11
08 085 001 00	ALO MED PLLC	201	133,500	289,449	46.12
08 002 037 20	COMMET CHRISTOPHER & MARGARET	201	68,700	130,679	52.57
08 002 037 50	KEGLEY TRACY	201	53,500	107,060	49.97
08 002 037 90	SPHINX DEVELOPMENT INC	201	170,800	318,731	53.59
08 003 033 10	IDA LIGHTS LLC	201	86,200	173,948	49.56
08 003 047 00	IDA FARMERS CO OP	201	106,700	219,555	48.60
08 015 019 20	SOUTHEASTERN FENCING LLC	201	42,400	143,665	29.51
08 015 022 00	IDA INVESTMENT, LLC	201	82,900	177,521	46.70
08 027 018 40	12 ACRES, LLC	201	116,600	231,381	50.39
08 027 018 96	CANUPP DARRELL	201	70,000	166,976	41.92
08 027 018 97	CANUPP DARRELL	201	56,800	126,184	45.01
08 033 007 00	SUBCARRIER COMMUNICATIONS	201	76,900	134,950	56.98
08 035 008 07	GENERATION III VENTURES LLC	201	140,000	350,577	39.93
08 045 007 00	2895 LEWIS AVE LLC	201	117,200	252,122	46.49
08 055 023 00	CUSTER PROPERTIES LLC	201	120,000	261,904	45.82
08 060 039 00	LEWIS AVE APARTMENTS LLC (LC)	201	264,000	523,162	50.46
08 065 009 00	TURNER GREGORY & TURNER BRAD	201	55,000	110,055	49.98
08 085 002 00	LUCAJ VASEL	201	72,500	161,275	44.95

Totals: 30 3,372,300 7,275,921 46.35

Class Totals: 201 30

*** ** Statistics for this group (30 in sample) *** **

Statistical Mean= 45.899 Median= 45.970 Maximum= 56.984 Minimum= 29.513

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

Normalized Average Deviation = 0.08561 (Coefficient of Dispersion)
 Average Squared Deviation = 28.56419 (Variance)
 Square Root of Squared Deviation = 5.34455 (Standard Deviation)
 Normalized Standard Deviation = 0.11644 (Covariance)
 2 Standard Deviation Range (Low) = 35.21036 (High) = 56.58855

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

Normalized Average Deviation = 0.08548 (Coefficient of Dispersion)
 Average Squared Deviation = 28.56937 (Variance)
 Square Root of Squared Deviation = 5.34503 (Standard Deviation)
 Normalized Standard Deviation = 0.11627 (Covariance)
 2 Standard Deviation Range (Low) = 35.28015 (High) = 56.66028

Price Related Differential (PRD): 0.99031 PRD > 1 regressive, < 1 progressive.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Vacant?	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Occupancy
08 002 037 50	3181 LEWIS AVE	1/14/2022	\$ 110,000	WD	\$ 110,000	\$ 25,000	Improved	0.69	0.69	\$ 36,231.88	\$ 0.83		Car Wash Just S of the Ice Cream Shop
08 003 033 00	2866 LEWIS AVE	7/30/2021	\$ 125,000	WD	\$ 125,000	\$ 15,000	Improved	0.13	0.13	\$ 115,384.62	\$ 2.65		Coffee shop
08 060 030 00	VAN AIKENS ST-VACANT	5/31/2022	\$ 225,000	WD	\$ 225,000	\$ 55,000	Improved	0.3	0.3	\$ 236,666.67	\$ 5.43	08 060 031 00	Post office
08 002 037 20	3155 LEWIS AVE	8/11/2022	\$ 100,500	WD	\$ 100,500	\$ 500	Improved	0.7	0.7	\$ 15,000.00	\$ 0.34		Blue Streak Ice Cream Shop
02 142 021 00	7380 EXPRESS	4/21/2021	\$ 328,000	WD	\$ 328,000	\$ 30,070	Improved	1.24	1.24	\$ 24,250.00	\$ 0.56		Burrow Industries (Ind Park)
						\$ 125,570		3.06		\$ 41,035.95	\$ 0.94		

APPLIED TO COMMERCIAL SQUARE FOOT RATE

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

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

20 acres & under

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	APPLIED TO TABLES
14-101 036 00	Wells Rd	1/12/2022	\$20,000.00		1	\$20,000.00
14 035 022 20	19350 Dixon Rd	12/23/2021	\$28,750.00		1,377	\$20,876.72
14 125 029 20	Morecco Rd	5/4/2022	\$62,000.00		1.79	\$34,636.87
14 036 033 31	Wells Rd	10/9/2022	\$39,000.00		1.82	\$16,488.52
08 023 014 00	W Rauch Rd	4/2/2021	\$32,500.00		1	\$32,500.00
08 023 019 31	7900 Todd Rd	6/18/2021	\$28,900.00		1.26	\$22,936.51
TOTALS: 1.00- 1.50 ACRES			\$227,550.00		8,247	\$22,510.94
						\$32,000 1.00 ACRES
						\$38,000 1.50 ACRES
08 023 019 02	8100 Todd Rd	6/10/2021	\$40,000.00		2.36	\$16,848.15
08 007 026 10	4808 Secor Rd	2/3/2022	\$60,000.00		2.12	\$28,301.89
08 023 019 03	6751 Lewis Ave	6/17/2022	\$38,900.00		2.13	\$18,262.91
08 030 023 70	Tunnicliffe Rd	1/5/2023	\$55,000.00		2.03	\$27,093.60
TOTALS: 2 ACRES			\$193,900.00		8.64	\$22,442.13
						\$45,000 2.00 ACRES
08 008 003 07	12915 Albain Rd	5/19/2021	\$56,000.00		2.96	\$18,918.92
08 008 003 17	12919 Albain rd	5/19/2021	\$65,000.00		2.96	\$18,918.92
08 030 023 10	7041 wells rd	4/23/2022	\$65,000.00		3.82	\$17,015.71
08 030 023 20	7057 Wells Rd	4/23/2022	\$65,000.00		3.58	\$18,156.42
08 030 023 30	Wells Rd	1/5/2023	\$62,000.00		3.41	\$18,181.82
TOTALS: 3 ACRES			\$304,000.00		16.73	\$18,170.95
						\$55,000 3.00 ACRES
14-111 002 70	Albain Rd	1/20/2022	\$58,519.00		4.21	\$13,900.00
14 034 015 20	Dixon Rd	3/30/2022	\$66,500.00		4.84	\$13,739.67
14 034 015 30	17230 Dixon Rd	12/23/2021	\$66,500.00		4.75	\$14,000.00
14-124 012 00	Summerfield Rd	5/7/2021	\$69,000.00		5	\$19,800.00
08 033 008 45	1800 roumlshire rd	7/31/2020	\$83,556.00		5.5	\$17,082.81
08 032 008 00	11909 Douglas Rd	10/6/2020	\$52,138.00		4.98	\$10,481.53
08 028 002 20	Lewis Ave	6/2/2020	\$53,482.00		5.64	\$9,487.52
TOTALS: 5 ACRES			\$494,535.00		34.92	\$14,959.57
						\$71,000 5.00 ACRES
08 030 023 03	7025 Wells Rd	5/6/2021	\$87,500.00		6.17	\$14,181.52
08 009 028 32	Jackman Rd	2/28/2022	\$90,000.00		8.01	\$11,235.96
TOTALS: 6 ACRES			\$177,500.00		14.18	\$12,507.63
						\$39,000 7.00 ACRES
14-124 012 01	5895 Summerfield Rd	5/7/2021	\$99,000.00		10	\$9,900.00
14 116 002 20	5200 Sylvania Pete	11/19/2021	\$95,000.00		10	\$9,500.00
14 116 001 10	5150 Sylvania Pete	6/8/2021	\$95,000.00		10	\$9,500.00
14 116 002 10	Sylvania Peteresburg	9/23/2021	\$99,500.00		10	\$9,950.00
08 021 007 07	12689 Ida Center Rd	10/13/2020	\$108,192.00		10.01	\$10,808.39
08 023 019 04	Lewis Ave	5/6/2021	\$66,500.00		10.28	\$6,468.87
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00		11.06	\$5,877.03
08 028 013 00	Morecco Rd	6/6/2022	\$100,500.00		10.73	\$9,366.26
08 023 019 05	6615 Lewis Ave	12/28/2022	\$80,000.00		11.06	\$7,233.27
08 023 019 04	Lewis Ave	12/28/2022	\$75,200.00		10.28	\$7,295.72
TOTALS: 10 ACRES			\$883,692.00		103.42	\$8,544.63
						\$102,000 10 ACRES
14-113 001 20	5150 Wells Rd	12/28/2021	\$114,900.00		13.02	\$8,824.88
14 125 029 70	Wells & Morecco	12/18/2020	\$95,000.00		16.39	\$5,796.22
14 113 001 10	Wells Rd	12/6/2021	\$114,900.00		13.68	\$8,399.12
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00		11.06	\$5,877.03
08 030 008 50	Todd Rd	12/16/2021	\$150,000.00		14.98	\$10,008.67
08 024 001 02	Mink Rd	3/11/2022	\$69,000.00		12.08	\$7,367.55
TOTALS: 12 ACRES			\$683,000.00		81.22	\$7,464.96
						\$16,000 15 ACRES
14-125 025 01	Summerfield Rd	2/7/2022	\$134,072.00		24.39	\$5,487.01
14-111 002 30	Albain Rd	1/20/2021	\$131,481.00		21.16	\$6,213.68
TOTALS: 20 AC PLUS			\$265,553.00		45.55	\$5,850.69
						\$5,800 OVER 25 ACRES
						(AG Rate)

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
08 002 037 50	3181 LEWIS AVE	1/14/2022	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 57,500	\$ 52,500	\$ 54,600	0.962	00099	
08 003 033 00	2866 LEWIS AVE	7/30/2021	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 11,200	\$ 113,800	\$ 110,800	1.027	00099	
08 003 033 10	2868 LEWIS AVE	8/17/2021	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 17,800	\$ 112,200	\$ 151,700	0.740	00099	
15 027 014 00	6260 STERNS RD	6/22/2022	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	\$ 211,000	\$ 64,000	\$ 76,000	0.842	00099	
Totals:									\$640,000	\$393,100	0.871	
									E.C.F. =>	0.871		
									Ave. E.C.F. =>	0.893		

ECF: .870 APPLIED TO COMMERCIAL NEIGHBORHOOD

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

Property Address	Class	COMMERCIAL-IMPROV	Zoning	Building Permit(s)	Date	Number	Status
3181 LEWIS AVE	School: IDA PUBLIC SCHOOL DISTRICT		C	Electrical	07/06/2023	PE230038	CLOSED
Owner's Name/Address	P.R.E. 0%			Plumbing	07/25/2022	PE220012	CLOSED
KEGLEY TRACY	MAP #:			Com, Alteration	04/27/2022	PB220027	CLOSED
8879 RAILWOOD DR	2024 Est	TCV Tentative	Res, Alteration		02/23/2022	PB220006	CLOSED
NEWPORT MI 48166	X Improved	Vacant					

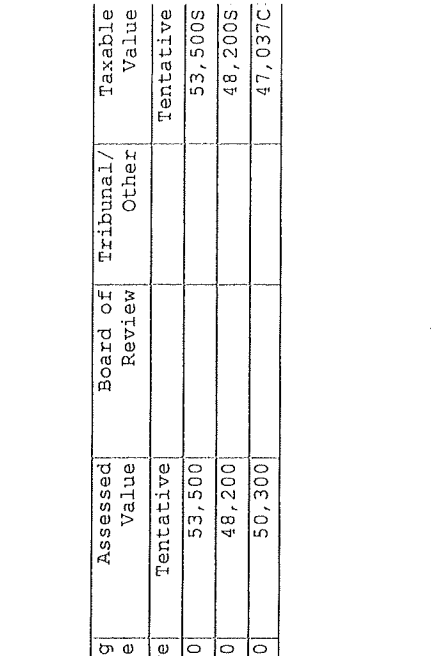
Tax Description	Rate	Size	%	Good	Cash Value
3092-667 2796-544 683-257 1105-286 SEC 2					
T7S R7E .695 A COM AT A PT ON W LI OF SEC					
2 849.15 FT N 4 DEG 15'E FR W 1/4 COR OF					
SEC 2 TH N 04 DEG 15'E 100 FT TH S 85 DEG					
57'E 300.61 FT TH S 04 DEG 15'W 100 FT TH					
N 85 DEG 57'W 300.61 FT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

Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
Dirt Road	COM SF RAT VILLAGE PRIME	26761	SqFt	0.98000	100		26,226
Gravel Road	COM SF RAT ROW	3528	SqFt	0.00000	100		0
Paved Road						Total Est. Land Value =	26,226
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Improvements	Description	Rate	Size	%	Good	Cash Value
Level	Work Description for Permit PB220012, Issued 07/25/2022: back flow preventor					
Rolling	Work Description for Permit PB220027, Issued 04/27/2022: new siding steel					
Low	Work Description for Permit PB220006, Issued 02/23/2022: REROOF					
High	Work Description for Permit PM200008, Issued 02/13/2020: water heater replacement					
Landscaped						
Swamp						
Wooded						
Pond						
Waterfront						
Ravine						
Wetland						
Flood Plain						

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

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



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Desc. of Bldg/Section: CAR WASH Calculator Occupancy: Sheds - Equipment 4 Wall Building		Construction Cost High Above Ave. Ave. X Low		<<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 0	
Floor Area: 1,176 Gross Bldg Area: 1,932 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		** ** Calculator Cost Data ** ** Quality: Average Heat#1: NO Heating or Cooling 0% Heat#2: NO Heating or Cooling 0% Ave. SqFt/Story: 1176 Ave. Perimeter Has Elevators:		Base Rate for Upper Floors = 35.69 Adjusted Square Foot Cost for Upper Floors = 35.69 Total Floor Area: 1,176 Base Cost New of Upper Floors = 41,971 Reproduction/Replacement Cost = 41,971 Phy. %Good/Abnr. Phy./Func. %Good: 56 /100/100/100/56.0 Total Depreciated Cost = 23,504	
Depr. Table : 4% Effective Age : 14 Physical %Good: 56 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info *		Unit in Place Items CAR WASH S LOW COST UIP 14/3 52.37 1280 1.00 47 Rate Quantity Arch %Good Depr. Cost 31,506 ECF (COMMERCIAL) Replacement Cost/Floor Area= 92.69 0.870 => TCV of Bldg: 1 = 47,858 Est. TCV/Floor Area= 40.70	
Year Built 1990/Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Sprinkler Info *		(11) Electric and Lighting: Outlets: Few Average Fixtures: Many Above Ave. Typical None Unfinished Unfinished Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer	
Overall Bldg Height Comments: UIP 14 PG 3 \$30,000 PER STATION		Area #1: Type #1: Area #2: Type #2: Area: Type: Average		(13) Roof Structure: Slope=0 Thickness Bsmnt Insul. (40) Exterior Wall:	
(1) Excavation/Site Prep:		(7) Interior:		(39) Miscellaneous:	
(2) Foundation: Footings X Poured Conc Brick/Stone Block		(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		(14) Roof Cover:	
(3) Frame:		(9) Sprinklers:		(13) Roof Structure: Slope=0	
(4) Floor Structure:		(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler		(14) Roof Cover:	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:	

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<p>Desc. of Bldg/Section: AUTOMATIC CAR WASH Calculator Occupancy: Sheds - Equipment 4 Wall Building</p> <p>Class: S Floor Area: 756 Gross Bldg Area: 1,932 Stories Above Grd: 1 Average Sty Hght: 12 Bsmnt Wall Hght</p> <p>Depr. Table : 4% Effective Age : 100 Physical %Good: 100 Func. %Good : 100 Economic %Good: 100</p> <p>2023 Year Built Remodeled</p> <p>12 Overall Bldg Height</p> <p>Comments:</p>	<p>Construction Cost</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> <p>** ** Calculator Cost Data ** ** Quality: Good Heat#1: Hot Water, Radiant Floor 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 756 Ave. Perimeter Has Elevators:</p> <p>*** Basement Info ***</p> <p>Area: Perimeter: Type: Heat:</p> <p>* Mezzanine Info *</p> <p>* Sprinkler Info *</p>	High	Above Ave.	Ave.	X	Low	<p><<<<<< Calculator Cost Computations >>>>>></p> <p>Class: S Quality: Good Stories: 1 Story Height: 12 Perimeter: 0 Overall Building Height: 12</p> <p>Base Rate for Upper Floors = 55.30</p> <p>(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 16.49 100% Adjusted Square Foot Cost for Upper Floors = 71.79</p> <p>Total Floor Area: 756 Base Cost New of Upper Floors = 54,272 Reproduction/Replacement Cost = 54,272 Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0 Total Depreciated Cost = 54,272</p> <p>ECF (COMMERCIAL) 0.870 => TCV of Bldg: 2 = 47,217 Replacement Cost/Floor Area= 71.79 Est. TCV/Floor Area= 62.46</p>																		
High	Above Ave.	Ave.	X	Low																					
<p>(1) Excavation/Site Prep:</p>	<p>(7) Interior:</p>	<p>(11) Electric and Lighting:</p>	<p>(39) Miscellaneous:</p>																						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
GUTHRIE CASSANDRA	J & H PROPERTIES IDA LLC	125,000	07/30/2021	WD	03-ARM'S LENGTH	2021R21265	DEED	100.0
ARNOLD LONNIE & DEBORAH	GUTHRIE CASSANDRA	62,000	09/09/2016	WD	03-ARM'S LENGTH	2016R18398	REAL PROPERTY STA	100.0
MONROE BANK & TRUST	ARNOLD LONNIE & DEBORAH	30,000	01/17/2014	WD	03-ARM'S LENGTH	2014R01302	DEED	100.0
DERRY WILLIAM & CHRISTY	KOWALCZYK KEVIN	105,000	11/16/2001	WD	03-ARM'S LENGTH	2126-473	DEED	100.0
Property Address	Class: COMMERCIAL-IMPROV Zoning: C Building Permit(s) Date Number Status							
2866 LEWIS AVE	School: IDA PUBLIC SCHOOL DISTRICT 10/14/1997 3759							
Owner's Name/Address	P.R.E. 0% MAP #:							
J & H PROPERTIES IDA LLC 20283 BOURASSA AVE BROWNSTOWN CHARTER TWP MI 48183	2024 Est TCV Tentative Land Value Estimates for Land Table 0020.COM 201							

Tax Description	X Improved	Vacant	* Factors *		Rate	Size % Good	Cash Value	
			Description	Frontage				Depth
2016R18398 2014R01302 2126-473 904-629 1412-78 SEC 3 T7S R7E COM AT A PT IN CL OF MAIN ST 357.86 FT S FR NE COR OF SEC 3 ACCORDING TO VAN AKINS PLAT TH S 22.58 FT TH S 89 DEG 34'W & FOLL ALG OUTSIDE WALL OF TWO STORY BRICK BLDG AS NOW LOC 86.92 FT TH S 0 DEG 26'E ALG WALL OF SD BLDG 6.25 FT TH S 89 DEG 34'W 12 FT TH S 0 DEG 26'E 4 FT TH S 89 DEG 34'W ALG S LI OF FRAME BLDG 10.25 FT TO SW COR TH N 0 DEG 26'W 4 FT TH S 89 DEG 34'W 143.87 FT TO E LI OF VAN AKINS PLAT TH N ALG SD LI 33.54 FT TH S 89 DEG 22'P. 253 FT TO POR	X		Public Improvements	4937 SqFt	0.98000	100	4,838	
	X		Dirt Road	726 SqFt	0.00000	100	0	
	X		Gravel Road	0.13 Total Acres				4,838
	X		Paved Road	Total Estimated Land Value =				4,838
	X		Storm Sewer	Total Estimated Land Improvements True Cash Value =				10,261
	X		Sidewalk	Total Estimated Land Improvements True Cash Value =				10,261
	X		Water	Total Estimated Land Improvements True Cash Value =				10,261
	X		Sewer	Total Estimated Land Improvements True Cash Value =				10,261
	X		Electric	Total Estimated Land Improvements True Cash Value =				10,261
	X		Gas	Total Estimated Land Improvements True Cash Value =				10,261
	X		Curb	Total Estimated Land Improvements True Cash Value =				10,261
	X		Street Lights	Total Estimated Land Improvements True Cash Value =				10,261
	X		Standard Utilities	Total Estimated Land Improvements True Cash Value =				10,261
	X		Underground Utils.	Total Estimated Land Improvements True Cash Value =				10,261
Topography of Site	Work Description for Permit 3759, Issued 10/14/1997: 5 X 5 PORCH							

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X Single Family	Eavestrough	0 Front Overhang	0 Other Overhang	X Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Interior 1 Story	Area Type	90 Treated Wood	Year Built:	
Mobile Home	Insulation			Wood	Coal	Steam	Cook Top	Interior 2 Story	Interior 2 Story			Car Capacity:	
Town Home	0 Front Overhang			Forced Air w/o Ducts			Dishwasher	2nd/Same Stack	Two Sided			Class:	
Duplex	0 Other Overhang			Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story	Exterior 1 Story			Exterior:	
A-Frame	(4) Interior			Electric Baseboard			Bath Heater	Exterior 2 Story	Exterior 2 Story			Brick Ven.:	
X Wood Frame	Drywall	Plaster		Forced Hot Water			Vent Fan	Prefab 1 Story	Prefab 2 Story			Common Wall:	
	Paneled	Wood T&G		Electric Radiant			Hot Tub	Heat Circulator	Heat Circulator			Foundation:	
Building Style:	Trim & Decoration			Radiant (in-floor)			Vented Hood	Raised Hearth	Wood Stove			Finished ?:	
1 STORY	Ex X Ord	Min		Electric Wall Heat			Intercom	Direct-Vented Ga				Mech. Doors:	
Yr Built	Size of Closets			Space Heater			Jacuzzi Tub	Class: D				Area:	
0	Lg X Ord	Small		Wall/Floor Furnace			Jacuzzi repl. Tub	Effec. Age: 27				% Good:	
Condition: Good	Doors	Solid X H.C.		Heat Pump			Oven	Floor Area: 1,150				Storage Area:	
	(5) Floors			No Heating/Cooling			Standard Range	Total Base New: 91,465				No Conc. Floor:	
Room List	Kitchen:			Central Air			Self Clean Range	Total Depr Cost: 65,890				E.C.F.	
Basement	Other:			Wood Furnace			Sauna	Estimated T.C.V: 57,324				BSmt Garage:	
1st Floor	Other:			(12) Electric			Trash Compactor					Carpport Area:	
2nd Floor				0 Amps Service			Central Vacuum					Roof:	
Bedrooms				No./Qual. of Fixtures			Security System						
(1) Exterior	(6) Ceilings			Ex. X Ord. Min									
X Wood/Shingle	(7) Excavation			No. of Elec. Outlets									
Aluminum/Vinyl	Basement: 0 S.F.			Many X Ave. Few									
Brick	Crawl: 0 S.F.			(13) Plumbing									
Insulation	Slab: 0 S.F.			Average Fixture (s)									
(2) Windows	Height to Joists: 0.0			2									
Many	(8) Basement			3 Fixture Bath									
X Avg.	Conc. Block			2 Fixture Bath									
Few	Poured Conc.			Softener, Auto									
Wood Sash	Treated Wood			Softener, Manual									
Metal Sash	(Concrete Floor			Solar Water Heat									
Vinyl Sash	Basement Finish			No Plumbing									
Double Hung	Recreation SF			Extra Toilet									
Horiz. Slide	Living SF			Separate Shower									
Casement	Walkout Doors (B)			Ceramic Tile Floor									
Double Glass	No Floor SF			Ceramic Tile Wains									
Patio Doors	Walkout Doors (A)			Ceramic Tub Alcove									
Storms & Screens	(10) Floor Support			Vent Fan									
(3) Roof	Joists:			(14) Water/Sewer									
X Gable	Unsupported Len:			Public Water									
Hip	Concl. Sup:			Public Sewer									
Flat				Water Well									
X Asphalt Shingle				1000 Gal Septic									
Chimney: Brick				2000 Gal Septic									
				Lump Sum Items:									

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Bit 0
 (11) Heating System: Forced Heat & Cool
 Ground Area = 1150 SF Floor Area = 1150 SF.
 Phy/Ab. Phy/Func/Econ/Comb. % Good=73/100/100/100/73
 Building Areas
 Stories Exterior Foundation Size
 1 Story Siding Overhang 1,150
 Total: 85,595
 Other Additions/Adjustments
 Plumbing 1 3,429 2,503 *
 3 Fixture Bath 90 2,441
 Deck Treated Wood Totals: 91,465 65,890
 Notes: ECF (COMMERCIAL) 0.870 => TCV: 57,324

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

Desc. of Bldg/Section: DERRIES OF IDA/APARTMENTS
 Calculator Occupancy: Stores - Retail

Class: D
 Quality: Low Cost
 Stories: 1
 Story Height: 12
 Perimeter: 154

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. Sqft/Story: 1150
 Ave. Perimeter: 154
 Has Elevators:
 *** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 Area #1:
 Type #1: Office (No Rates)
 Area #2:
 Type #2: Office (No Rates)
 * Sprinkler Info *

Area:
 Type: Low

Comments:

(1) Excavation/Site Prep:

(2) Foundation: Footings
 X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

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

(9) Sprinklers:

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

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

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

(39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

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

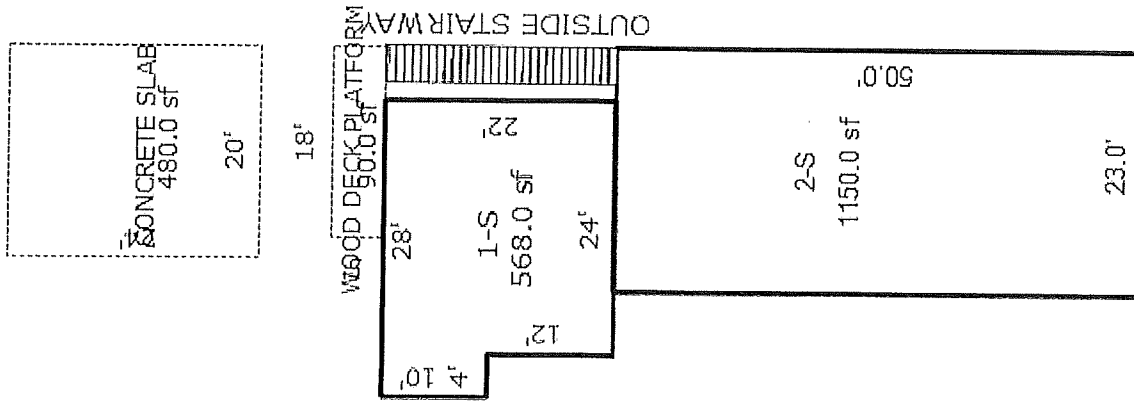
Base Rate for Upper Floors = 99.76

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.27 100\$
 Adjusted Square Foot Cost for Upper Floors = 125.03

Total Floor Area: 1,150 Base Cost New of Upper Floors = 143,786
 Reproduction/Replacement Cost = 143,786
 Eff. Age: 42 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 50,325

ECF (COMMERCIAL) 0.870 => TCV of Bldg: 1 = 43,783
 Replacement Cost/Floor Area= 125.03 Est. TCV/Floor Area= 38.07

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
DIEBEL DANIEL & KATHRYN	IDA LIGHTS LLC	130,000	08/17/2021	WD	03-ARM'S LENGTH	2021R22251	DEED	100.0
BRENTKE JAY & AMBER	DIEBEL DANIEL & KATHRYN	126,000	06/01/2001	WD	03-ARM'S LENGTH	2049-602	DEED	100.0
HOWE JOHN	BRENTKE JAY & AMBER	105,000	01/22/2001	WD	03-ARM'S LENGTH	1976-728	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: C	Building Permit(s)	Date	Number	Status
2868 LEWIS AVE	School: IDA PUBLIC SCHOOL DISTRICT					
Owner's Name/Address	P.R.E. 0%					
IDA LIGHTS LLC 274 E LAFAYETTE ST #1 ROMEO MI 48065-5236	MAP #:					

X	Improved	Vacant	2024 Est	TCV Tentative	Land Value	Estimates for Land Table	0020.COM	201
	Public Improvements							
	Dirt Road							
X	Gravel Road							
X	Paved Road							
X	Storm Sewer							
X	Sidewalk							
X	Water							
X	Sewer							
X	Electric							
X	Gas							
X	Curb							
X	Street Lights							
X	Standard Utilities							
X	Underground Utils.							

* Factors *

Description Frontage Depth Front Depth Rate \$Adj. Reason Value

COM SF RAT VILLAGE PRIME 15919 SqFt 0.98000 100 15,601

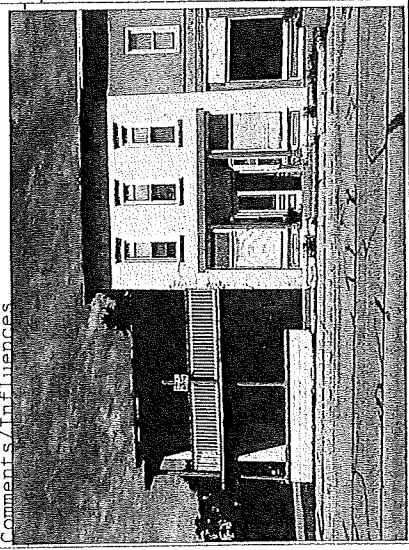
COM SF RAT ROW 2376 SqFt 0.00000 100 0

0.42 Total Acres Total Est. Land Value = 15,601

Land Improvement Cost Estimates	Rate	Size %	Good	Cash Value
Description				
Commercial Local Cost Land Improvements	Rate	Size %	Good Arch Mult	Cash Value
Description	7,500.00	1	63	100
WATER & SEWER				
Total Estimated Land Improvements				True Cash Value = 4,725

Year	Land Value	Tentative	Building Value	Tentative	Assessed Value	Tentative	Board of Review	Tribunal/Other	Taxable Value
2024	9,600	9,600	76,600	86,200	86,200				86,200S
2023	13,500	13,500	69,700	83,200	83,200				83,200S
2022	15,100	15,100	70,100	85,200	85,200				63,955C

Who	When	What
LS	07/11/2022	SALES REVI
PB	09/21/2011	INSPECTED
GS	09/21/2011	INSPECTED



Comments/Influences

Topography of Site

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

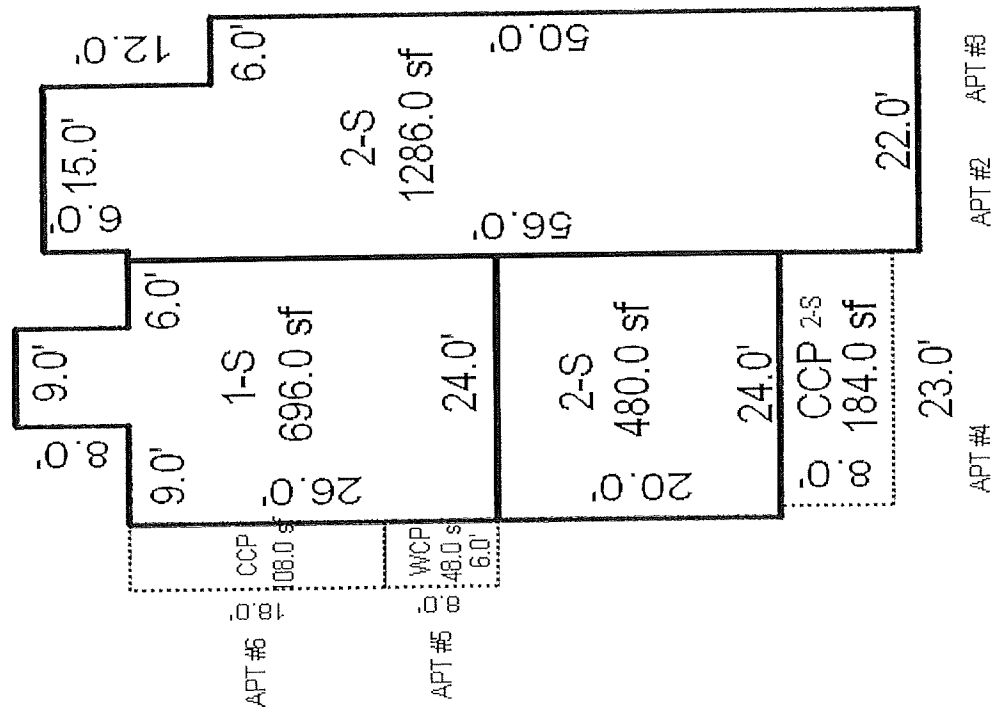
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*** Information herein deemed reliable but not guaranteed***

<p>Desc. of Bldg/Section: APARTMENTS Calculator Occupancy: Apartment</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4">Construction Cost</th> </tr> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>Low</td> </tr> <tr> <td>**</td> <td>**</td> <td>**</td> <td>**</td> </tr> <tr> <td colspan="4">Calculator Cost Data</td> </tr> <tr> <td colspan="4">Quality: Low Cost</td> </tr> <tr> <td colspan="4">Heat#1: Individual thru-wall Heat Pu 100</td> </tr> <tr> <td colspan="4">Heat#2: Individual thru-wall Heat Pu 0%</td> </tr> <tr> <td colspan="4">Ave. SqFt/Story: 2116</td> </tr> <tr> <td colspan="4">Ave. Perimeter: 160</td> </tr> <tr> <td colspan="4">Has Elevators:</td> </tr> <tr> <td colspan="4">*** Basement Info ***</td> </tr> <tr> <td colspan="4">Area:</td> </tr> <tr> <td colspan="4">Perimeter:</td> </tr> <tr> <td colspan="4">Type: Finished Basement</td> </tr> <tr> <td colspan="4">Heat: Electric Wall Heaters</td> </tr> <tr> <td colspan="4">* Mezzanine Info *</td> </tr> <tr> <td colspan="4">Area #1:</td> </tr> <tr> <td colspan="4">Type #1: Office (No Rates)</td> </tr> <tr> <td colspan="4">Area #2:</td> </tr> <tr> <td colspan="4">Type #2: Office (No Rates)</td> </tr> <tr> <td colspan="4">Area:</td> </tr> <tr> <td colspan="4">Type: Low</td> </tr> </table>		Construction Cost				High	Above Ave.	Ave.	Low	**	**	**	**	Calculator Cost Data				Quality: Low Cost				Heat#1: Individual thru-wall Heat Pu 100				Heat#2: Individual thru-wall Heat Pu 0%				Ave. SqFt/Story: 2116				Ave. Perimeter: 160				Has Elevators:				*** Basement Info ***				Area:				Perimeter:				Type: Finished Basement				Heat: Electric Wall Heaters				* Mezzanine Info *				Area #1:				Type #1: Office (No Rates)				Area #2:				Type #2: Office (No Rates)				Area:				Type: Low				<p>Calculator Cost Computations Class: C Quality: Low Cost Stories: 2 Story Height: 12 Perimeter: 160</p> <p>Base Rate for Upper Floors = 103.21</p> <p>(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 11.65 100% Adjusted Square Foot Cost for Upper Floors = 114.86</p> <p>Total Floor Area: 4,231 Base Cost New of Upper Floors = 485,972 Eff.Age:68 Phy.%Good/Abnr.Phy./Func./Overall %Good: 40 /100/100/100/40.0 Reproduction/Replacement Cost = 485,972 Total Depreciated Cost = 194,389</p> <p>ECF (COMMERCIAL) 0.870 => TCV of Bldg: 1 = 169,118 Replacement Cost/Floor Area= 114.86 Est. TCV/Floor Area= 39.97</p>	
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Parcel Number: 08 003 033 10, Commercial/Industrial Building 1



Sketch by Apex Building™

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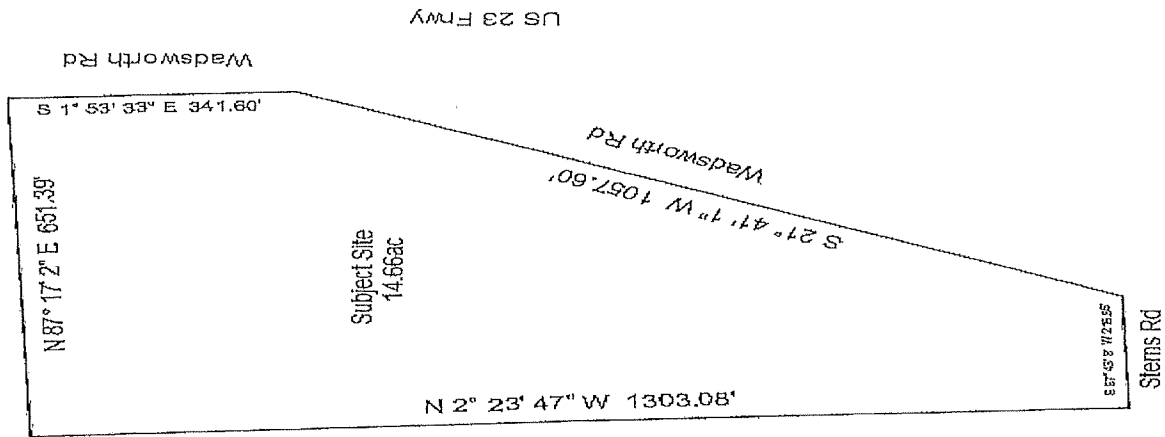
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
BUCK & KNOBBY MICHIGAN LAN	OTTAWA LAKE TERMINALS LLC	275,000	06/22/2022	WD	03-ARM'S LENGTH		DEED	100.0
MONROE BANK & TRUST	BUCK & KNOBBY MICHIGAN LAN	350,000	06/24/2011	WD	12-FROM LENDING INSTITUTI	2011R12185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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	91,800	211,400	303,200			303,200S
2023	110,200	44,200	154,400			154,400S
2022	115,400	84,700	200,100			200,100S
2021	115,400	81,300	196,700			194,381C

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

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



Sketch by Apex/Maria™

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

Desc. of Bldg/Section: PART OF BLDG 1
 Calculator Occupancy: Restaurants

Class: C	High	Above Ave.	Ave.	X	Low
Floor Area: 2,720	Construction Cost				
Gross Bldg Area: 13,271	** ** * Calculator Cost Data ** ** *				
Stories Above Grd: 1	Quality: Low Cost				
Average Sty Hght : 12	Heat#1: Package Heating & Cooling 100%				
Bsmnt Wall Hght	Heat#2: Complete H.V.A.C. 0%				
Depr. Table : 3%	Ave. SqFt/Story: 2720				
Effective Age : 27	Ave. Perimeter: 228				
Physical %Good: 44	Has Elevators:				
Func. %Good : 25	*** Basement Info ***				
Economic %Good	Area:				
1969 Year Built	Perimeter:				
1990 Remodeled	Type:				
12 Overall Bldg Height	Heat: Hot Water, Radiant Floor				
Comments:	* Mezzanine Info *				
PHASE II ENVIRONMENTAL	Area #1:				
STUDY DONE SUBSTANTIAL	Type #1:				
CONTAMINATION DUE TO	Area #2:				
DESLEL FUEL SPILLS	Type #2:				
	Area:				
	Type: Low				

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

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

(1) Excavation/Site Prep:

(2) Foundation: Footings

X Poured Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

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

(9) Sprinklers:

(10) Heating and Cooling:

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

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

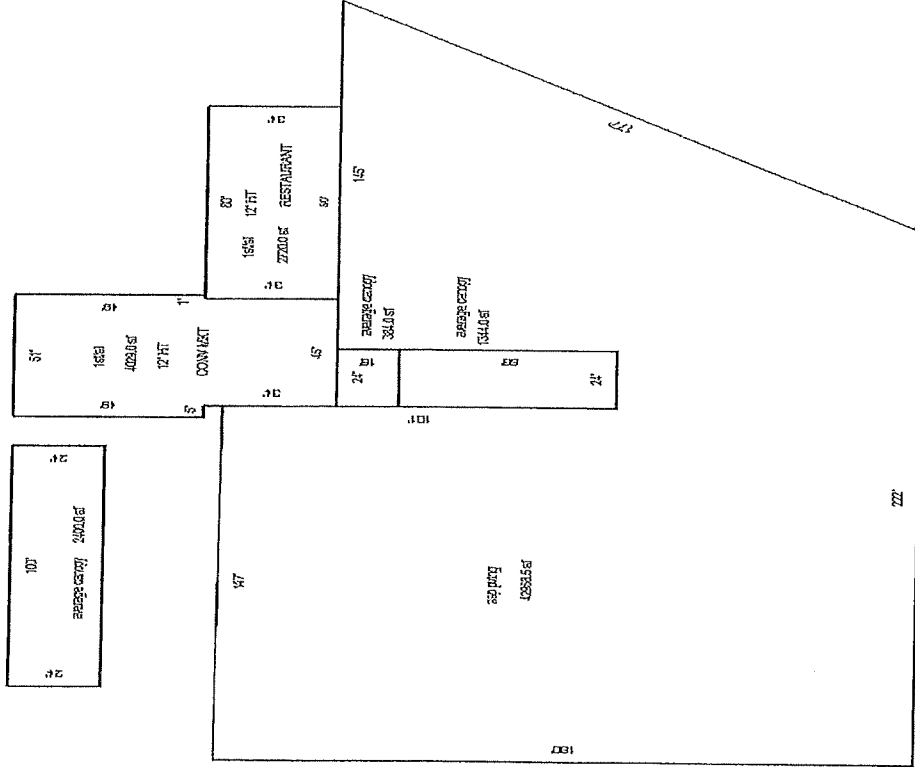
(39) Miscellaneous:

(40) Exterior Wall: Thickness Bsmnt Insul.

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

47
FORM B
SCALE
10' FT

CONCLOT 15350



Sketch by Apex Measure™

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

Desc. of Bldg/Section: PART OF BLDG 1
 Calculator Occupancy: Markets - Convenience

Construction Cost	
High	Low
** ** Above Ave.	Ave. X
** ** Calculator Cost Data ** **	** **
Quality: Average	100%
Heat#1: Package Heating & Cooling	0%
Heat#2: Package Heating & Cooling	0%
Ave. SqFt/Story: 4029	
Ave. Perimeter: 268	
Has Elevators:	
*** Basement Info ***	
Area:	
Perimeter:	
Type:	
Heat: Hot Water, Radiant Floor	
* Mezzanine Info *	
Area #1:	
Type #1:	
Area #2:	
Type #2:	
Area:	
Type: Average	

1969 Year Built
 1990 Remodeled
 12 Overall Bldg Height

Comments:

Class: C Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 268
 Overall Building Height: 12

Base Rate for Upper Floors = 126.60
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 19.24 100%
 Adjusted Square Foot Cost for Upper Floors = 145.84
 Total Floor Area: 4,029 Base Cost New of Upper Floors = 587,589
 Eff. Age: 29 Phy. % Good / Abnr. Phy. / Func. / Econ. / Overall % Good: 48 / 100 / 25 / 0 / 0.0
 Total Depreciated Cost = 0

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

Class: C Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 268
 Overall Building Height: 12

Base Rate for Upper Floors = 126.60
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 19.24 100%
 Adjusted Square Foot Cost for Upper Floors = 145.84
 Total Floor Area: 4,029 Base Cost New of Upper Floors = 587,589
 Eff. Age: 29 Phy. % Good / Abnr. Phy. / Func. / Econ. / Overall % Good: 48 / 100 / 25 / 0 / 0.0
 Total Depreciated Cost = 0

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

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

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

(39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

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

<p>Desc. of Bldg/Section: BLDG 2 Calculator Occupancy: Shed - Utility Light Commercial Building</p> <p>Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 13,271 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght</p> <p>Depr. Table : 4% Effective Age : 32 Physical %Good: 35 Func. %Good : 25 Economic %Good</p> <p>1986 Year Built Remodeled</p> <p>10 Overall Bldg Height</p> <p>Comments:</p>	<p>High <input type="checkbox"/> Above Ave. <input type="checkbox"/> Ave. <input checked="" type="checkbox"/> Low <input type="checkbox"/></p> <p>*** ** Calculator Cost Data ** **</p> <p>Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:</p> <p>*** Basement Info ***</p> <p>Area: Perimeter: Type:</p> <p>Heat: Hot Water, Radiant Floor</p> <p>* Mezzanine Info *</p> <p>* Sprinkler Info *</p> <p>Area: Type: Average</p>	<p><<<<<< Calculator Cost Computations >>>>>></p> <p>Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 140 Overall Building Height: 10</p> <p>Base Rate for Upper Floors = 26.15 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 26.15</p> <p>Total Floor Area: 1,200 Base Cost New of Upper Floors = 31,380 Reproduction/Replacement Cost = 31,380 Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/25 /0 /0.0 Total Depreciated Cost = 0</p>																		
<p>(1) Excavation/Site Prep:</p>																				
<p>(7) Interior:</p>																				
<p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table>			Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals		3-Piece Baths	Wash Bowls		2-Piece Baths	Water Heaters		Shower Stalls	Wash Fountains		Toilets	Water Softeners	
Many Above Ave.	Average Typical	Few None																		
Total Fixtures	Urinals																			
3-Piece Baths	Wash Bowls																			
2-Piece Baths	Water Heaters																			
Shower Stalls	Wash Fountains																			
Toilets	Water Softeners																			
<p>(9) Sprinklers:</p>																				
<p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>			Gas Oil	Coal Stoker	Hand Fired Boiler															
Gas Oil	Coal Stoker	Hand Fired Boiler																		
<p>(6) Ceiling:</p>																				
<p>(4) Floor Structure:</p>																				
<p>(5) Floor Cover:</p>																				
<p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Outlets:</td> <td>Fixtures:</td> </tr> <tr> <td>Few Average Many Unfinished Typical</td> <td>Few Average Many Unfinished Typical</td> </tr> <tr> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct</td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> <p>(14) Roof Cover:</p>			Outlets:	Fixtures:	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer												
Outlets:	Fixtures:																			
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical																			
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<p>(39) Miscellaneous:</p>																				
<p>(40) Exterior Wall:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>			Thickness	Bsmnt Insul.																
Thickness	Bsmnt Insul.																			

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

Desc. of Bldg/Section: Greenhouses - Structures Hoop (Arch-Rib/Quons)
 Calculator Occupancy: Greenhouses - Structures Hoop (Arch-Rib/Quons)
 Class: S Quality: Average
 Stories: 1 Story Height: 18
 Floor Area: 1,761
 Gross Bldg Area: 13,271
 Stories Above Grd: 1
 Average Sty Hght: 18
 Bsmnt Wall Hght
 Depr. Table : 4%
 Effective Age : 1
 Physical %Good: 96
 Func. %Good : 100
 Economic %Good: 100

Construction Cost
 Above Ave. Ave. X Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 100%
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. Sqft/Story: 1761
 Ave. Perimeter: 182
 Has Elevators:
 *** Basement Info ***
 * Mezzanine Info *
 * Sprinkler Info *

2023 Year Built
 Remodeled
 Overall Bldg Height
 Comments:
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

Calculator Cost Computations
 Perimeter: 182
 Base Rate for Upper Floors = 13.24
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 13.24
 Total Floor Area: 1,761
 Base Cost New of Upper Floors = 23,316
 Reproduction/Replacement Cost = 23,316
 Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 22,383

<<<<<<
 Segregated Cost Computations
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
 Cost # or Height Storys
 Col. Rate SqFt Adj. Cost
 Architectural Multiplier: 0.00
 Total Cost New = 0
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Reproduction/Replacement Cost = 0
 Total Depreciated Cost = 0

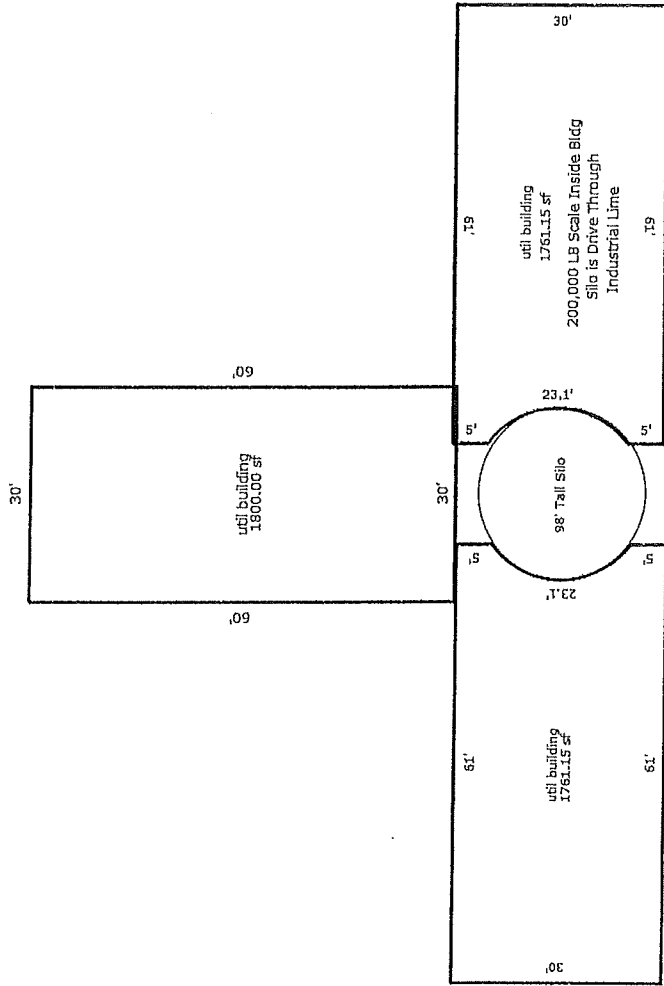
(1) Excavation/Site Prep: <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>
 (7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures Urinals
 3-Piece Baths Wash Bowls
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler

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

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

(11) Electric and Lighting:
 (39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

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



Sketch by Apen Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Greenhouses - Structures Hoop (Arch-Rib/Quons)		Construction Cost High Above Ave. Ave. X Low		<<<<<< Calculator Cost Computations Class: S Quality: Average Stories: 1 Story Height: 18 Perimeter: 182	
Floor Area: 1,761 Gross Bldg Area: 13,271 Stories Above Grd: 1 Average Sty Hght : 18 Bsmnt Wall Hght		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. Sqft/Story: 1761 Has Elevators:		Base Rate for Upper Floors = 13.24 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 13.24 Total Floor Area: 1,761 Base Cost New of Upper Floors = 23,316 Reproduction/Replacement Cost = 23,316 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 22,383	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:		<<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Col. Rate SqFt Adj. Cost Total Cost New = 0	
2023 Year Built Remodeled Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<<<<<< Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0	
Comments: Area: Type: Average		* Sprinkler Info *		<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>	
(1) Excavation/Site Prep:		(7) Interior:		(39) Miscellaneous:	
(2) Foundation: Brick/Stone Block		(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		Outlets: Few Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer	
(3) Frame:		(9) Sprinklers:		(40) Exterior Wall: Thickness Bsmnt Insul.	
(4) Floor Structure:		(10) Heating and Cooling: Gas Coal Oil Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0	
(5) Floor Cover:		(6) Ceiling:		(14) Roof Cover:	

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
08 009 028 50	4406 JACKMAN RD	06/22/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$443,806	\$7,194	\$15,348	0.469	401	RES 401
08 010 001 20	4192 LEWIS AVE	12/15/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$220,637	\$18,363	\$11,015	1.667	401	RES 401
08 010 023 10	8990 LULU RD	11/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$242,754	\$57,246	\$32,313	1.772	401	RES 401
08 015 017 00	8620 IDA CENTER RD	07/25/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$270,786	\$64,214	\$75,684	0.848	401	RES 401
08 023 024 10	6580 GEIGER RD	02/24/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$329,444	\$27,556	\$17,468	1.578	401	RES 401
08 031 017 50	11975 KRUSE RD	02/17/23	\$600,005	WD	03-ARM'S LENGTH	\$600,005	\$582,433	\$17,572	\$31,030	0.566	401	RES 401
Totals:									\$2,282,005	\$192,145	\$182,858	
									E.C.F. =>	1.051		
									Ave. E.C.F. =>	1.150		

ECF: 1.050 APPLIED TO AG BUILDINGS IN COMM NEIGHBORHOOD