

2024 INDUSTRIAL CLASS

Analysis Time Period

4/1/2021 – 3/31/2023

County: 58 MONROE
Unit(s): IDA
Class: Industrial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
08 001 020 00	THE DETROIT EDISON COMPANY	301	56,200	113,854	49.36
08 005 004 00	INTERNATIONAL TRANSMISSION COM	301	53,800	113,506	47.40
08 007 001 10	INTERNATIONAL TRANSMISSION COM	301	58,600	119,306	49.12
08 008 001 00	INTERNATIONAL TRANSMISSION COM	301	165,600	341,504	48.49
08 008 021 00	BUCKEYE PIPE LINE CO	301	10,600	21,528	49.24
08 009 002 00	INTERNATIONAL TRANSMISSION COM	301	92,900	191,064	48.62
08 010 003 00	INTERNATIONAL TRANSMISSION COM	301	82,800	168,548	49.13
08 011 016 00	INTERNATIONAL TRANSMISSION COM	301	82,600	166,663	49.56
08 012 011 00	INTERNATIONAL TRANSMISSION COM	301	97,000	193,082	50.24
08 017 005 00	BUCKEYE PIPE LINE CO	301	10,700	20,736	51.60
08 018 002 10	INTERNATIONAL TRANSMISSION COM	301	22,500	53,244	42.26
08 018 023 10	INTERNATIONAL TRANSMISSION COM	301	26,000	52,838	49.21
08 019 009 10	INTERNATIONAL TRANSMISSION COM	301	45,000	92,278	48.77
Totals:		13	804,300	1,648,151	48.80
Class Totals:		301			

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

Statistical Mean= 48.691 Median= 49.125 Maximum= 51.601 Minimum= 42.258

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

Normalized Average Deviation = 0.02526 (Coefficient of Dispersion)
 Average Squared Deviation = 4.67539 (Variance)
 Square Root of Squared Deviation = 2.16226 (Standard Deviation)
 Normalized Standard Deviation = 0.04441 (Covariance)
 2 Standard Deviation Range (Low) = 44.36667 (High) = 53.01573

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

Normalized Average Deviation = 0.02279 (Coefficient of Dispersion)
 Average Squared Deviation = 4.87969 (Variance)
 Square Root of Squared Deviation = 2.20900 (Standard Deviation)
 Normalized Standard Deviation = 0.04497 (Covariance)
 2 Standard Deviation Range (Low) = 44.70747 (High) = 53.54348

Price Related Differential (PRD): 0.99777 PRD > 1 regressive, < 1 progressive.

ECF Used: 0.90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residue	Cost Man. \$	E.C.F.	ECF Area
02.142.021.00	7380 EXPRESS	4/21/2021	328,000	WD		\$ 328,000	\$ 76,810	\$ 251,190	\$ 302,096	0.831	0.831 00099
05.017.106.00	9771 DIXIE HWY	11/12/2021	130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 36,900	\$ 93,100	\$ 100,900	0.842	0.842 00099
15.027.014.00	6260 STERNS RD	6/22/2022	275,000	WD	03-ARM'S LENGTH	\$ 275,000	\$ 211,000	\$ 64,000	\$ 75,000	0.962	0.962 00099
08.002.037.50	3181 LEWIS AVE	1/14/2022	110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 57,500	\$ 52,500	\$ 54,600	1.027	1.027 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	0.937	0.937 00099
08.055.004.00	2849 LEWIS AVE	12/2/2021	127,000	WD	03-ARM'S LENGTH	\$ 127,000	\$ 20,100	\$ 106,900	\$ 114,100	0.880	0.880 00099
08.060.030.00	VAN AIKENS ST-VACANT	5/31/2022	225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 42,000	\$ 183,000	\$ 208,000	0.894	0.894
Total									\$ 864,490	\$ 966,496	

ECF: .900 APPLIED TO INDUSTRIAL NEIGHBORHOOD

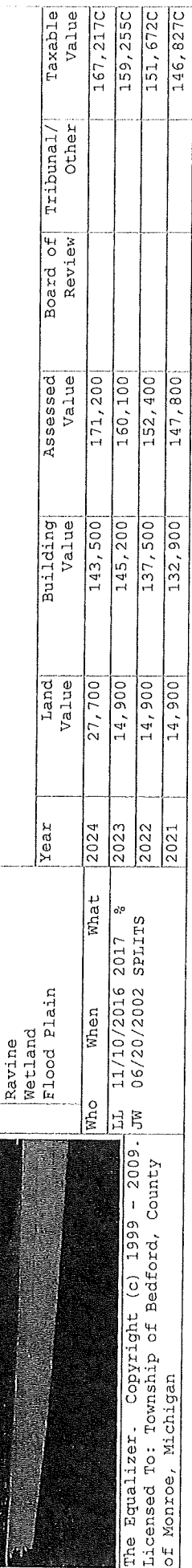
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
BC TEMPERANCE LLC	RYKY HOLDINGS LLC	328,000	04/21/2021	WD	03-ARM'S LENGTH	2021R13467	DEED	100.0
CAMPEY JAMES & JOYCE	BC TEMPERANCE LLC	1	01/21/2016	QC	21-NOT USED/OTHER	2016R01995	DEED	0.0
CAMPEY J & J		15,000	11/05/1979	WD	31-SPLIT IMPROVED	823/119	NOT VERIFIED	0.0

Property Address	Class	Zoning	Permit(s)	Date	Number	Status
7380 EXPRESS RD	INDUSTRIAL-IMPROVE	I-1	SIGN	07/06/2009	PB09142	CLOSED
Owner's Name/Address	School:	P.R.E.				
RYKY HOLDINGS LLC 15439 DAYTON RD MONROE MI 48161	BEDFORD PUBLIC SCHOOLS	0%	TEMPORARY SIGN	05/17/2008	PB080142	CLOSED
	MAP #: SEC 35 NE 1/4		TEMPORARY SIGN	04/25/2007	PB070117	CLOSED
	2024 Est TCV 342,499	TCV/TFA: 27.62	TEMPORARY SIGN	05/24/2006	PB060203	CLOSED

Tax Description	Frontage	Depth	Rate	Adj. Reason	Value
BEDFORD PARK CENTER PHASE I LOT 28	1.24	Acres	44,526	100	55,346
Comments/Influences	1.24 Total Acres Total Est. Land Value =				

2017 VISIT 11-7-2016 JG. LL.	Rate	Size & Good	Cash Value
Public Improvements			
Dirt Road			
Gravel Road			
Paved Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			
Total Estimated Land Improvements True Cash Value =			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling	2024	27,700	143,500	171,200			167,217C
Low High	2023	14,900	145,200	160,100			159,255C
Landscaped	2022	14,900	137,500	152,400			151,672C
Swamp	2021	14,900	132,900	147,800			146,827C
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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

STERNS ROAD

S 88° 45' 35" W 285.00'

N 1° 14' 25" W 190.37'

LOT 28
1.246ac

N 88° 45' 35" E 285.00'



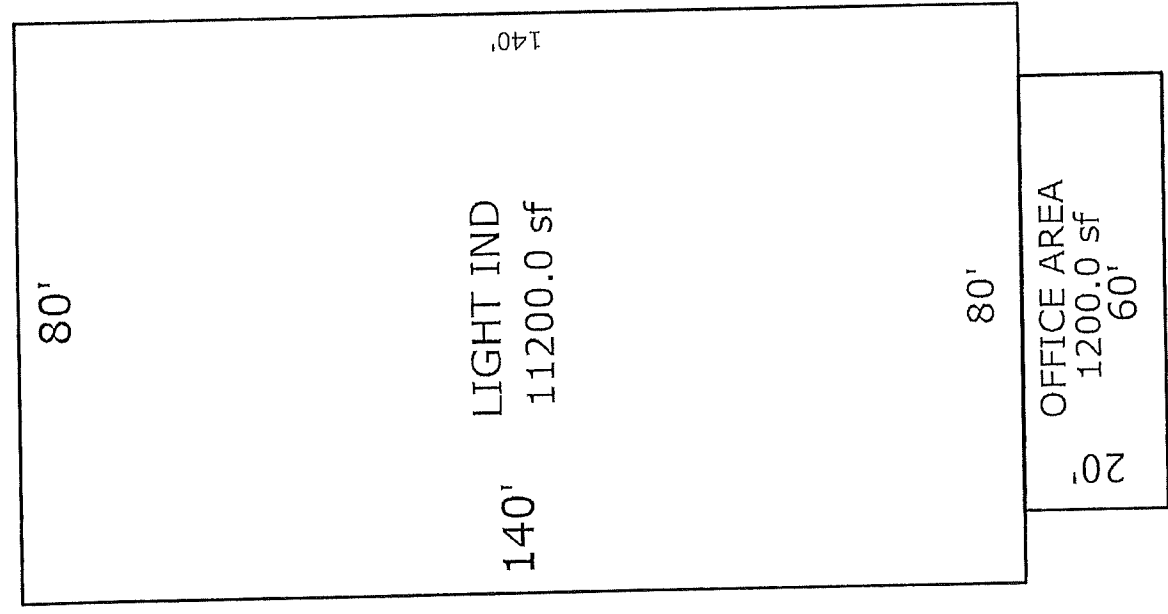
S 1° 14' 25" E 190.37'

EXPRESS ROAD

Desc. of Bldg/Section: Industrial - Light Manufacturing Calculator Occupancy: Industrial - Light Manufacturing Class: S Floor Area: 12,400 Gross Bldg Area: 12,400 Stories Above Grd: 1 Average Story Height: 15 Bsmnt Wall Hght Depr. Table : 3% Effective Age : 28 Physical %Good: 43 Func. %Good : 100 Economic %Good: 100 Year Built Remodeled Overall Bldg Height Comments:		Construction Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 12400 Ave. Perimeter: 480 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Good Basement Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average		<<<<<< Calculator Cost Computations >>>>>> Class: S Quality: Average Stories: 1 Story Height: 15 Perimeter: 480 Base Rate for Upper Floors = 63.57 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.21 100% Adjusted Square Foot Cost for Upper Floors = 68.78 Total Floor Area: 12,400 Base Cost New of Upper Floors = 852,872 Eff. Age: 28 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0 Reproduction/Replacement Cost = 852,872 Total Depreciated Cost = 366,735 ECF (INDUSTRIAL) Replacement Cost/Floor Area= 68.78 0.783 => TCV of Bldg: 1 = 287,153 Est. TCV/Floor Area= 23.16	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:	
(2) Foundation: Footings		(8) Plumbing:		(13) Roof Structure: Slope=0	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None Total Fixtures Urinals Wash Bowls 3-Piece Baths 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Water Softeners Toilets		Outlets: Fixtures: X Few Average Many Unfinished Typical X Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer	
(3) Frame:		(9) Sprinklers:		(14) Roof Cover:	
(4) Floor Structure:		(10) Heating and Cooling:			
(5) Floor Cover:		X Gas Coal Hand Fired Oil Stoker Boiler			
(6) Ceiling:					
				(40) Exterior Wall: Thickness Bsmnt Insul.	
				(39) Miscellaneous:	

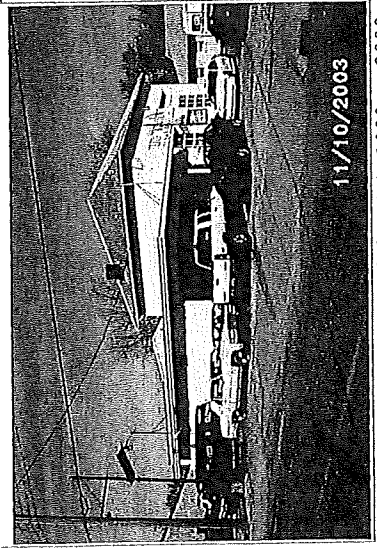
*** Information herein deemed reliable but not guaranteed***

Parcel Number: 58 02 142 021 00, Commercial/Industrial Building 1



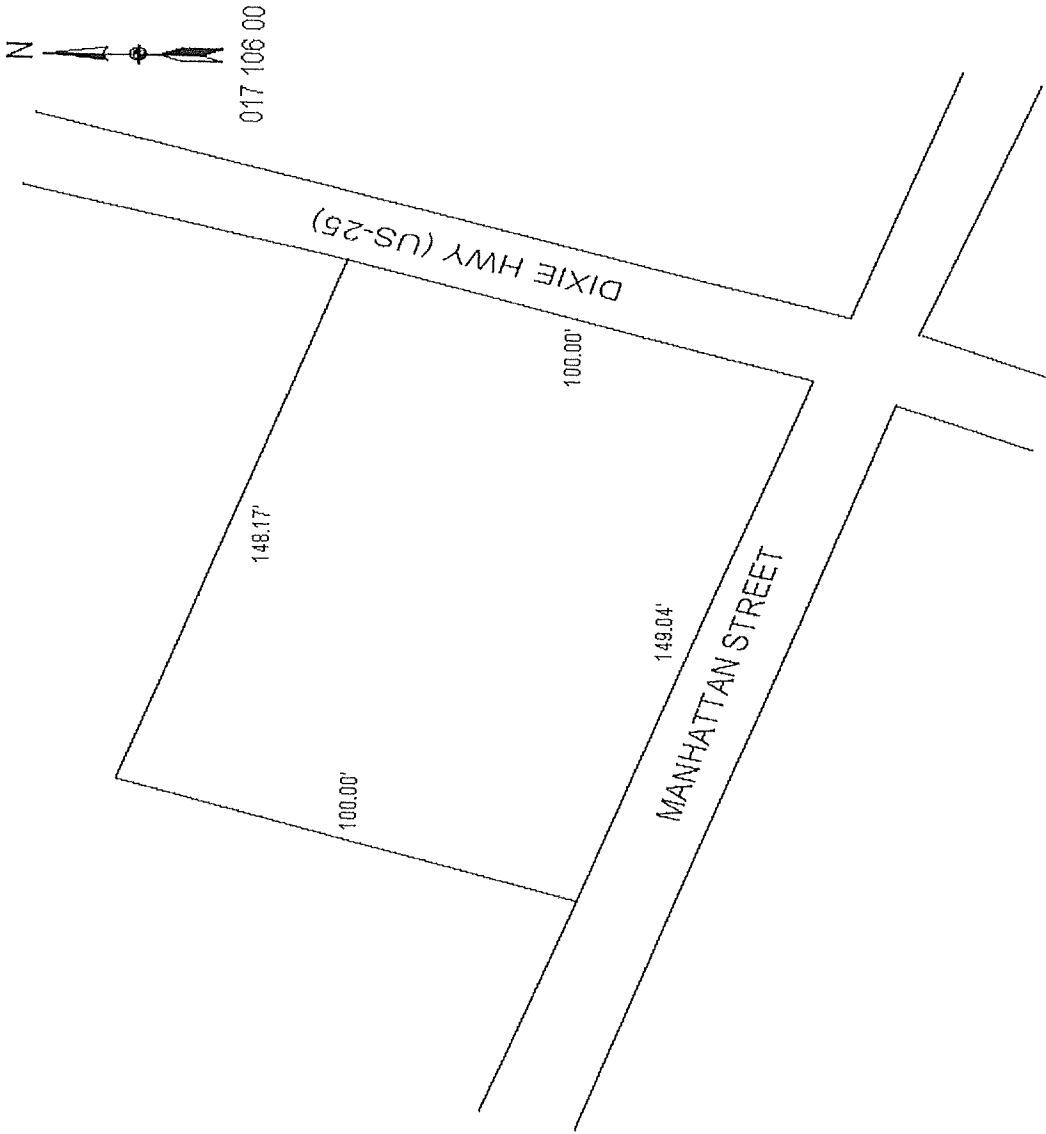
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
MCCLAINE RONALD/WISBON DAN	ERIE AUTO SERVICE LAND HO	130,000	11/15/2021	WD	03-ARM'S LENGTH	2021R29432	DEED	100.0
MCCLAINE RONALD/WISBON DAN	MCCLAINE RONALD/WISBON DAN	85,000	06/20/1997	WD	03-ARM'S LENGTH	LIBER 1596 PAGE	PROPERTY TRANSFER	100.0
Property Address	Class: COMMERCIAL-IMPROVE Zoning: C-TC-T Building Permit(s)							
9771 DIXIE HWY	School: MASON CONS SCHOOL DISTRICT COMMERCIAL, ADD/ALTER/REPA 08/06/2007 PB070030 CLOSED							
Owner's Name/Address	P.R.E. 0% MAP #: 17-3-5							
ERIE AUTO SERVICE LAND HOLDINGS LLC	2024 Est TCV 112,479 TCV/TFA: 28.69							
9771 DIXIE HIGHWAY	Land Value Estimates for Land Table 00099.COMMERCIAL							
ERIE MI 48133	* Factors *							
Tax Description	Description Frontage Depth Rate %Adj. Reason Value							
ERI7-89 SEC 17 T8S R8E .34 A	RATE TABLE DOWNTOWN MED 14702 SqFt 1.30000 100 19,113							
LOT 5	Total Est. Land Value = 19,113							
HERTZLER PLAT.	Land Improvement Cost Estimates							
Comments/Influences	Description Rate Size % Good Cash Value							
	D/W/P: Asphalt Paving 3.37 1400 18 849							
	D/W/P: 3.5 Concrete 7.15 100 18 129							
	Commercial Local Cost Land Improvements							
	Description Rate Size % Good Arch Malt Cash Value							
	WELL & SEPTIC @ 7,500.00 1 38 100 2,850							
	Total Estimated Land Improvements True Cash Value = 3,828							
Topography of Site	Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value							
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	9,557	46,683	56,240			53,638C	
	2023	9,557	42,530	52,087			51,084C	
	2022	9,557	39,095	48,652			48,652S	
	2021	9,557	38,311	47,868			45,707C	
Who When What	MAB 08/01/1989 INSPECTED							



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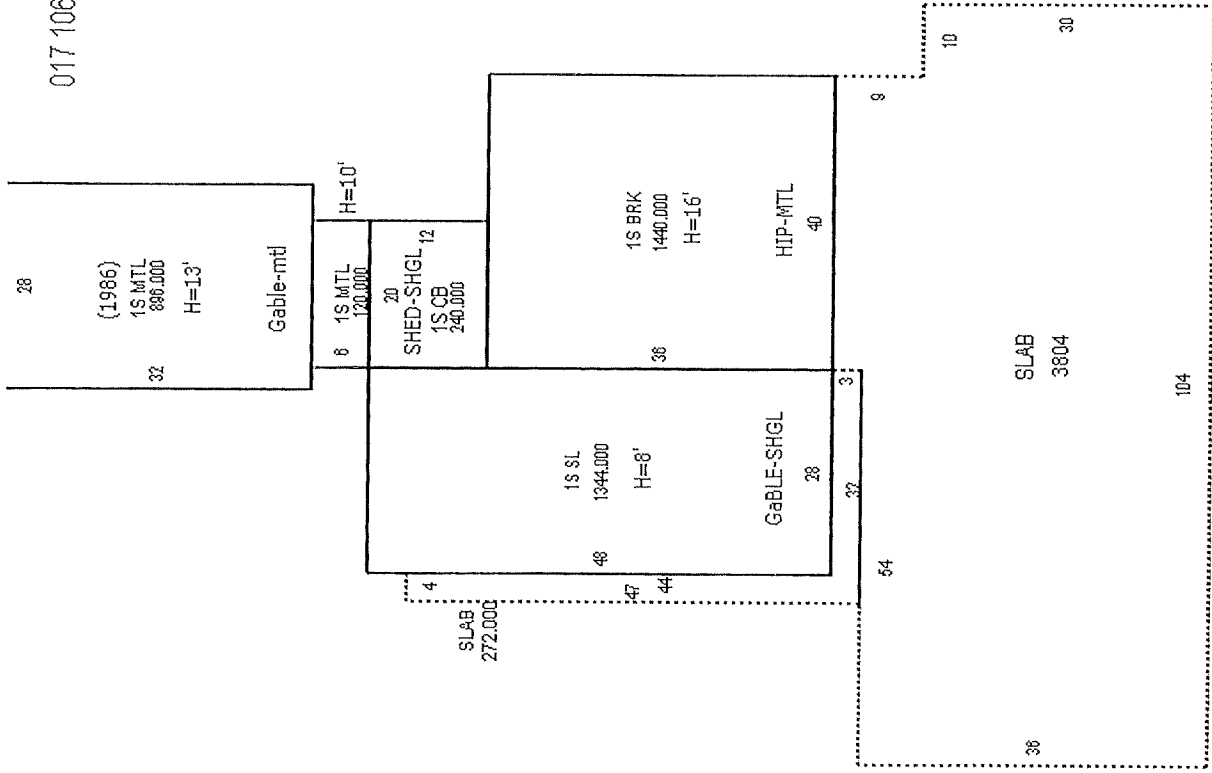
Sketch by Apex Mapping™

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<p>Desc. of Bldg/Section: Garages - Service/Fleet Facilities Repair Calculator Occupancy: Garages - Service/Fleet Facilities Repair</p> <p>Class: C Quality: Average Calculator Cost Computations Stories: 1 Story Height: 13 Perimeter: 232 Overall Building Height: 12</p> <p>Base Rate for Upper Floors = 87.14 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.72 100% Adjusted Square Foot Cost for Upper Floors = 92.86</p> <p>Total Floor Area: 3,024 Base Cost New of Upper Floors = 280,808 Reproduction/Replacement Cost = 280,808 Eff. Age: 47 Phy. % Good/Abnr. Phy./Func./Econ./Overall % Good: 37 / 100/100/100/37.0 Total Depreciated Cost = 103,899</p> <p>ECF (COMMERCIAL) 0.710 => TCV of Bldg: 1 = 73,768 Replacement Cost/Floor Area= 92.86 Est. TCV/Floor Area= 24.39</p>		<p><<<<<< >>>>>></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> <tr> <td>**</td> <td>**</td> <td>Calculator Cost Data</td> <td>**</td> <td>**</td> </tr> </table> <p>Quality: Average Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 3024 Ave. Perimeter: 232 Has Elevators: *** Basement Info ***</p> <p>Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling</p> <p>* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)</p> <p>* Sprinkler Info * Area: Type: Average</p>		High	Above Ave.	Ave.	X	Low	**	**	Calculator Cost Data	**	**	<p>(1) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Outlets:</td> <td colspan="2">Fixtures:</td> </tr> <tr> <td>X</td> <td>Few Average Many Unfinished Typical</td> <td>X</td> <td>Few Average Many Unfinished Typical</td> </tr> <tr> <td></td> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct</td> <td></td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> <tr> <td colspan="2">(13) Roof Structure: Slope=0</td> <td colspan="2">(40) Exterior Wall: Thickness Bsmnt Insul.</td> </tr> </table> <p>(14) Roof Cover:</p>		Outlets:		Fixtures:		X	Few Average Many Unfinished Typical	X	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		(40) Exterior Wall: Thickness Bsmnt Insul.	
High	Above Ave.	Ave.	X	Low																									
**	**	Calculator Cost Data	**	**																									
Outlets:		Fixtures:																											
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical																										
	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer																										
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<p>(2) Foundation: Footings</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>X</td> <td>Poured Conc.</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table> <p>(3) Frame:</p> <p>(4) Floor Structure:</p> <p>(5) Floor Cover:</p> <p>(6) Ceiling:</p>		X	Poured Conc.	Brick/Stone	Block	<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> <p>(9) Sprinklers:</p> <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>X</td> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</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		X	Gas Oil	Coal Stoker	Hand Fired Boiler
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X	Gas Oil	Coal Stoker	Hand Fired Boiler																										
<p>(1) Excavation/Site Prep:</p>		<p>(39) Miscellaneous:</p>																											

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

017 106 00



Sketch by Apex Medina™

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

Desc. of Bldg/Section: Garages - Service/Fleet Facilities Repair
 Calculator Occupancy: Garages - Service/Fleet Facilities Repair
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 120
 Base Rate for Upper Floors = 59.77
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.23 100%
 Adjusted Square Foot Cost for Upper Floors = 67.00
 Total Floor Area: 896 Base Cost New of Upper Floors = 60,032
 Depr. Table : 2.25% Reproduction/Replacement Cost = 60,032
 Effective Age : 47 Physical %Good: 37 /Econ./Overall %Good: 37 /100/100/100/37.0
 Func. %Good : 100 Total Depreciated Cost = 22,212
 Economic %Good: 100
 Area: *** Basement Info ***
 Perimeter: 120
 Type: Hot Water, Radiant Floor
 Heat: Hot Water, Radiant Floor
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 Area: * Sprinkler Info *
 Type: Low

<<<<<< Calculator Cost Computations >>>>>>
 (11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Few
 Many Average 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:
 (39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

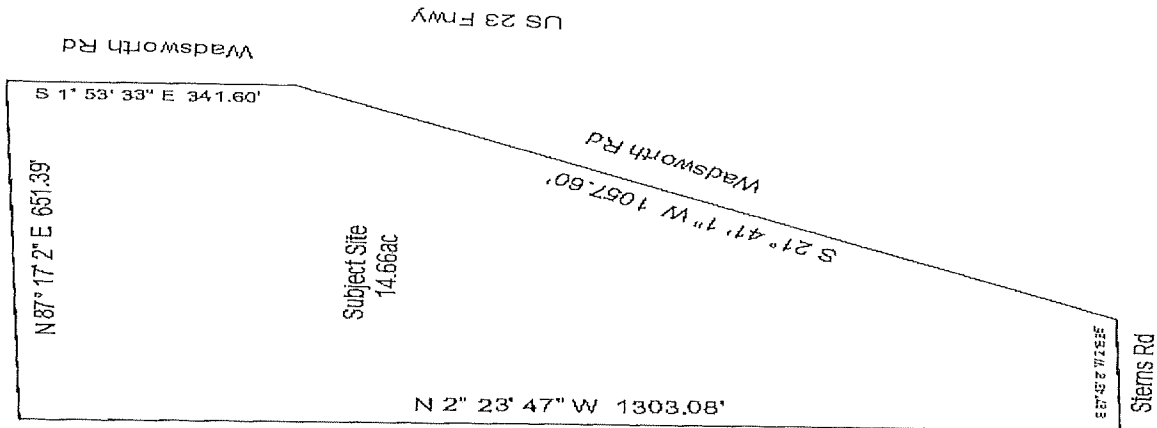
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.			
BUCK & KNOBBY MICHIGAN LAN	OTTAWA LAKE TERMINALS LLC	275,000	06/22/2022	WD	03-ARM'S LENGTH		DEED	100.0			
MONROE BANK & TRUST	BUCK & KNOBBY MICHIGAN LAN	350,000	06/24/2011	WD	12-FROM LENDING INSTITUTION	2011R12185	PROPERTY TRANSFER	100.0			
SOSS LOIS BRUBAKER	MONROE BANK & TRUST	0	02/28/2009	SD	10-FORECLOSURE		DEED	100.0			
SOSS FRANK JR TRUST	SOSS LOIS BRUBAKER	0	01/22/2004	QC	09-FAMILY	2661/0932	DEED	0.0			
Property Address	Class: COMMERCIAL-IMPROVE Zoning: M-2 Building Permit(s)										
6260 STERNS RD	School: WHITEFORD AGR SCHOOL DIST COMMERCIAL BLDG										
Owner's Name/Address	P.R.E. 0% DEMOLITION										
OTTAWA LAKE TERMINALS LLC	MAP #: COMMERCIAL BLDG										
PO BOX 266	2024 Est TCV 606,403 TCV/TFA: 45.69										
HAMILTON MI 49419	Land Value Estimates for Land Table COMMERCIAL										
Tax Description	Public Improvements	Vacant	* Factors *					Rate	Size %	Good	Cash Value
944-841 SEC 27 T8S R6E 14.69 AMOL COM AT			Frontage	Depth	Rate	%Adj.	Reason				
A PT S 87 DEG 43'12"W 639.26 FT ALG S LI			14.69	50,000	7.15	25	CONTAMINATION/SBE ATTACHED		10	58,058	
OF SEC 27 & N 02 DEG 23'47"W 70 FT FR S					3.37		Total Est. Land Value =		10	14,477	
1/4 COR OF SEC 27 TH N 02 DEG 23'47"W					3.53				33	769	
1303.08 FT TH N 87 DEG 17'02"E 651.39 FT					3.41				33	124	
TH ALG N & S 1/4 LI OF SEC 27 S 01 DEG					4.47				33	162	
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											
ET TO POB											
Comments/Influences	Total Estimated Land Improvements True Cash Value =										
CONTAMINATION PER PHASE II STUDY SEE APT	WELL 5,000.00 Rate 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 True Cash Value = 91,661										
	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										
	Work Description for Permit 22-0067, Issued 11/28/2022: FOUNDATION FOR SCALE AND SILO PROJECT										
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					



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



Sketch by Apex Mapping™

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

Parcel Number: 5815 027 014 00

Commercial/Industrial Building/Section 1 of 6

Calculator Cost Computations

<<<<<<
 Class: C Quality: Low Cost Perimeter: 228
 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 =

Desc. of Bldg/Section: PART OF BLDG 1			
Calculator Occupancy: Restaurants			
Construction Cost			
High	Above Ave.	Ave.	X Low
** **	** **	** **	** **
Quality: Low Cost 100%			
Heat#1: Package Heating & Cooling 0%			
Heat#2: Complete H.V.A.C.			
Ave. SqFt/Story: 2720			
Ave. Perimeter: 228			
Has Elevators:			
*** Basement Info ***			
Area:			
Perimeter:			
Type:			
Heat: Hot Water, Radiant Floor			
* Mezzanine Info *			
Area #1:			
Type #1:			
Area #2:			
Type #2:			
Area:			
Type: Low			

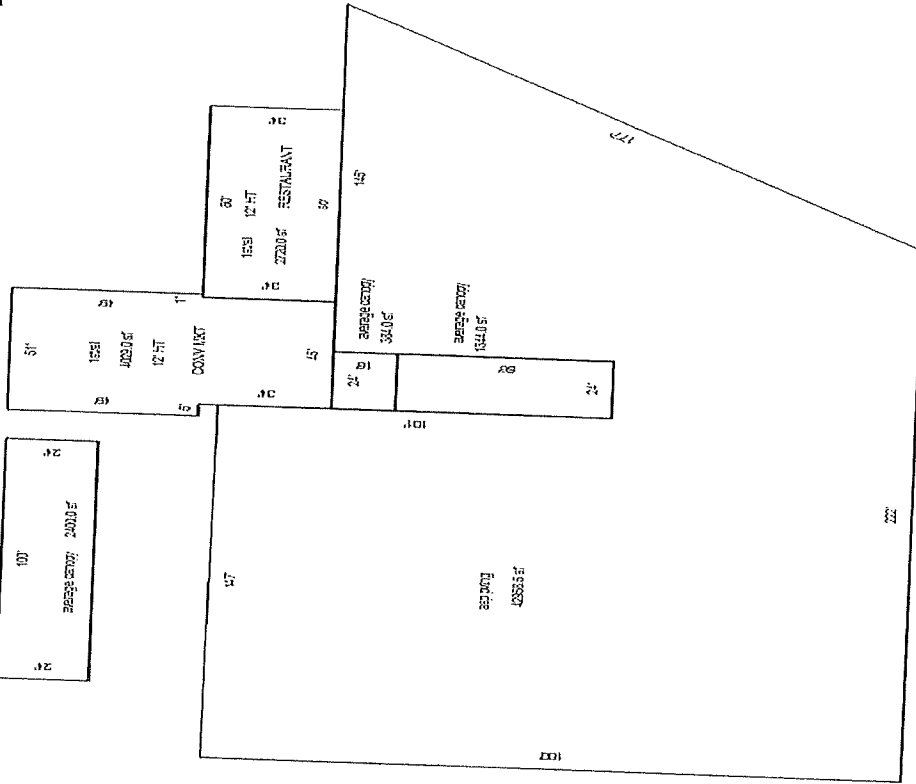
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc.	Brick/Stone	Block	Many Above Ave.
(3) Frame:		Total Fixtures	
(4) Floor Structure:		3-Piece Baths	
(5) Floor Cover:		2-Piece Baths	
(6) Ceiling:		Shower Stalls	
		Toilets	
		Urinals	
		Wash Bowls	
		Water Heaters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

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

57
208 SQM
12000 SF
10' HT

CONV LOT 145580

100
2083 SQM
24000 SF



Sketch by Alex Ilesina™

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

Calculator Cost Computations

>>>>>

<<<<<<
 Class: C Quality: Average Perimeter: 268
 Stories: 1 Story Height: 12
 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
 Reproduction/Replacement Cost = 587,589
 Eff. Age: 29 Phy. %Good/Abnr. Phy./Func./Overall %Good: 48 /100/25 /0 /0.0
 Total Depreciated Cost = 0

Desc. of Bldg/Section: PART OF BLDG 1			
Calculator Occupancy: Markets - Convenience			
Construction Cost			
High	Above Ave.	Ave.	Low
**	**	**	**
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:			
* Sprinkler Info *			
Area:			
Type: Average			

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

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

Desc. of Bldg/Section: BLDG 2
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: D,Pole
 Quality: Average
 Stories: 1
 Story Height: 10
 Overall Building Height: 10
 Perimeter: 140
 Base Rate for Upper Floors = 26.15
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 26.15
 Total Floor Area: 1,200
 Base Cost New of Upper Floors = 31,380
 Eff. Age: 32
 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/25 /0 /0.0
 Total Depreciated Cost = 0

Calculator Cost Computations
 Class: D,Pole
 Quality: Average
 Stories: 1
 Story Height: 10
 Overall Building Height: 10
 Perimeter: 140
 Base Rate for Upper Floors = 26.15
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 26.15
 Total Floor Area: 1,200
 Base Cost New of Upper Floors = 31,380
 Eff. Age: 32
 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/25 /0 /0.0
 Total Depreciated Cost = 0

Area: *** Basement Info ***
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 * Sprinkler Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

(1) Excavation/Site Prep:
 (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
 Oil Stoker Hand Fired
 Boiler

(11) Electric and Lighting:
 (39) Miscellaneous:
 Outlets: Fixtures:
 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:

(40) Exterior Wall:
 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 Perimeter: 182
 Stories: 1 Story Height: 18
 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
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./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
 # or Height Story Cost Col. Rate SqFt Adj. Adj. Cost

Item Description Total Cost New = 0
 Architectural Multiplier: 0.00
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 0

<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>

(1) Excavation/Site Prep:

(2) Foundation: Footings

X Poured Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

(9) Sprinklers:

(10) Heating and Cooling:

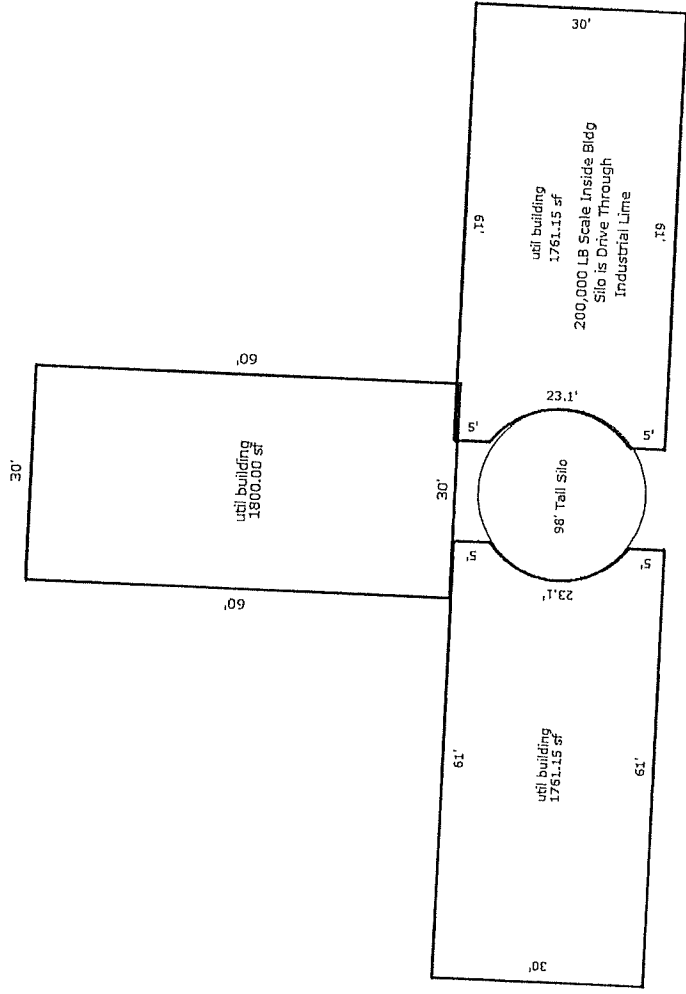
(11) Electric and Lighting:

(12) Miscellaneous:

(13) Roof Structure: Slope=0

(14) Roof Cover:

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Structures Hoop (Arch-Rib/Quons)
 Calculator Occupancy: Greenhouses - Structures Hoop (Arch-Rib/Quons)

Construction Cost			
High	Above Ave.	Ave.	X Low
**	**	**	**
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 ***			

Class: S Quality: Average
 Stories: 1 Story Height: 18
 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

<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
 Cost # or Height Storys Cost
 Item Description Col. Rate SqFt Adj. 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
 Total Depreciated Cost = 0

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
 (11) Electric and Lighting: (39) Miscellaneous:
 (13) Roof Structure: Slope=0
 (14) Roof Cover:

2023 Year Built
 Remodeled

Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

(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
 Typical Typical 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:

(40) Exterior Wall:
 Thickness Bsmnt Insul.

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

Desc. of Bldg/Section: Greenhouses - Structures Hoop (Arch-Rib/Quone)
 Calculator Occupancy: Greenhouses - Structures Hoop (Arch-Rib/Quone)
 Class: S Quality: Average
 Stories: 1 Story Height: 18
 Perimeter: 182
 Base Rate for Upper Floors = 13.23
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 13.23
 Total Floor Area: 1,800 Base Cost New of Upper Floors = 23,814
 Eff. Age: 1 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Reproduction/Replacement Cost = 23,814
 Total Depreciated Cost = 22,861
 ECF (COMMERCIAL) 0.850 => TCV of Bldg: 6 = 19,432
 Replacement Cost/Floor Area= 13.23 Est. TCV/Floor Area= 10.80

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

Comments:
 2023 Year Built
 Remodeled
 Overall Bldg Height
 * Mezzanine Info *
 * Sprinkler Info *

County: MONROE

UNIT '08' IDA TOWNSHIP

Parcel Number: 58 08 002 037 50

Jurisdiction:

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

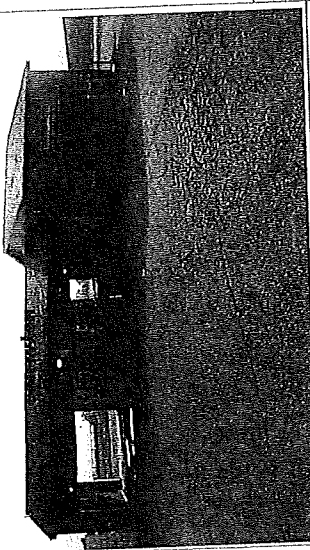
Property Address	Class: COMMERCIAL-IMPROV Zoning: C	Building Permit(s)	Date	Number	Status
3181 LEWIS AVE	School: IDA PUBLIC SCHOOL DISTRICT	Electrical	07/06/2023	PE230038	CLOSED
Owner's Name/Address	P.R.E. 0%	Plumbing	07/25/2022	PF220012	CLOSED
KEGLEY TRACY	MAP #:	Com, Alteration	04/27/2022	PB220027	CLOSED
8879 RAILWOOD DR	2024 Est TCV Tentative	Res, Alteration	02/23/2022	PB220006	CLOSED
NEWPORT MI 48166					

Tax Description	Land Value Estimates for Land Table 0020.COM 201	* Factors *	Rate	Size % Good	Cash Value
3092-667 2796-544 683-257 1105-286 SEC 2	Public Improvements	Frontage	2.33	12890	4,205
T7S R7E .695 A COM AT A FT ON W LI OF SEC	Dirt Road	Depth	6.36	680	605
2 849.15 FT N 4 DEG 15'E ER W 1/4 COR OF	Gravel Road	Rate	2.96	12890	22,511
SEC 2 TH N 04 DEG 15'E 100 FT TH S 85 DEG	Paved Road	Front			
57'E 300.61 FT TH S 04 DEG 15'W 100 FT TH	Storm Sewer	Depth			
N 85 DEG 57'W 300.61 FT TO POB.	Water	26761 SqFt			
Comments/Influences	Sewer	3528 SqFt			
ASHPALT DEPRECIATED FOR OBSERVED	Electric	0.00000 100			
CONDITION, ADDED 4 CATCH BASINS. WORKED	Gas	0.00000 100			
UP CAR WASH UNDER S LOW COST. UIP 14	Curb	Total Est. Land Value =			26,226
PAGE 3.	Street Lights				
	Standard Utilities				
	Underground Utils.				

Topography of Site	Rate	Size % Good	Cash Value
Level	1,500.00	4	100
Rolling	7,500.00	1	44
Low			100
High			
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

Work Description for Permit PP220012, Issued 07/25/2022: back flow preventor
 Work Description for Permit PB220027, Issued 04/27/2022: new siding steel
 Work Description for Permit PB220006, Issued 02/23/2022: REROOF
 Work Description for Permit PM200008, Issued 02/13/2020: water heater replacement



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

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

Class: D	High	Above Ave.	Ave.	X	Low
Floor Area: 1,176	*** Calculator Cost Data ***				
Gross Bldg Area: 1,932	Quality: Average				
Stories Above Grd: 1	Heat#1: No Heating or Cooling				
Average Sty Hght : 10	Heat#2: No Heating or Cooling				
Bsmnt Wall Hght	Ave. SqFt/Story: 1176				
Depr. Table : 4%	*** Basement Info ***				
Effective Age : 14	Area:				
Physical %Good: 56	Perimeter:				
Func. %Good : 100	Type:				
Economic %Good: 100	Heat: Hot Water, Radiant Floor				
Year Built 1990	* Mezzanine Info *				
Remodeled	* Sprinkler Info *				
Overall Bldg Height	Area #1:				
Comments:	Type #1:				
UIP 14 PG 3 \$30,000 PER STATION	Area #2:				
	Type #2:				
	Area:				
	Type: Average				

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

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

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

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

<<<<<< 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:

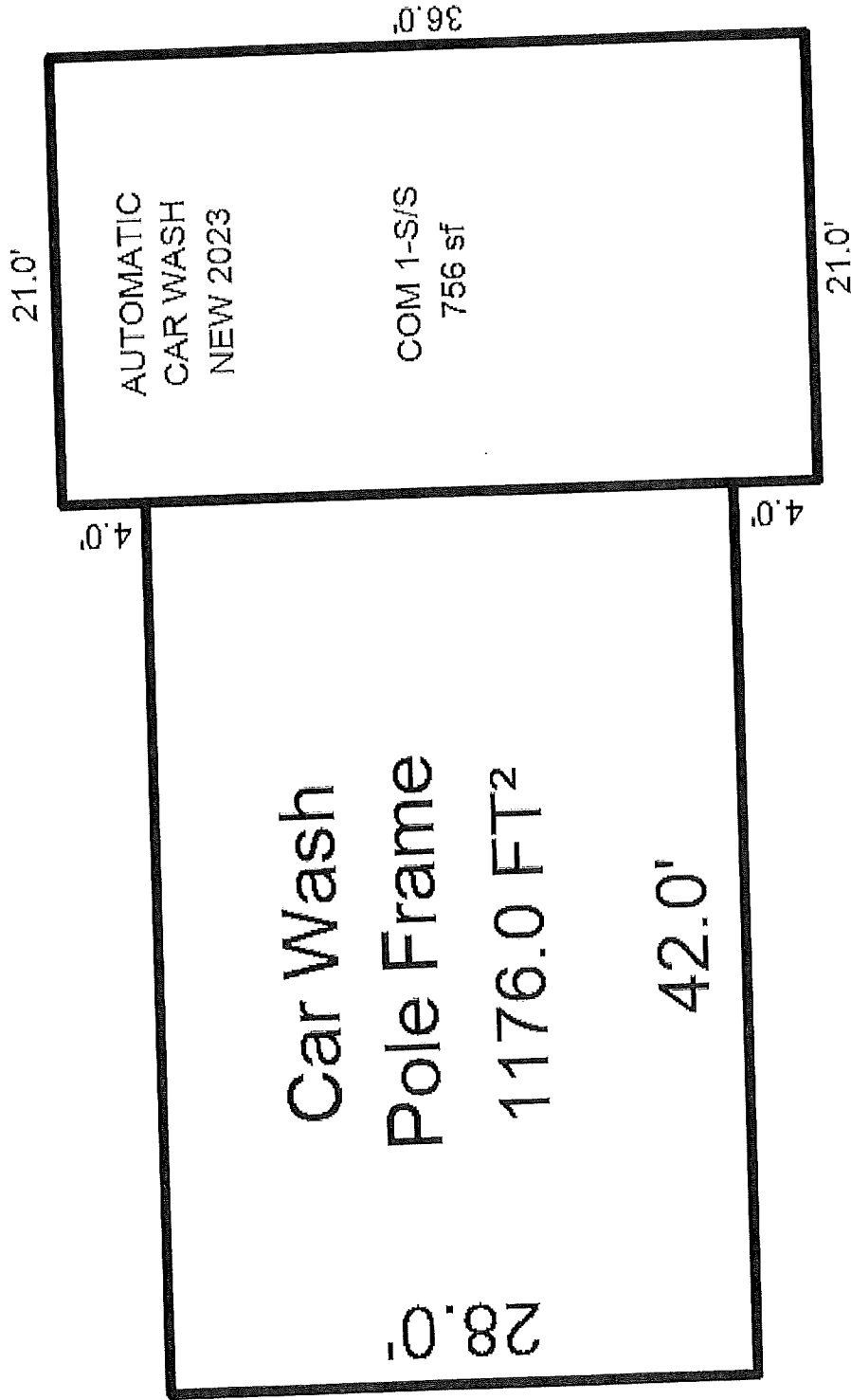
Outlets:		Fixtures:	
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	Flex Conduit Incandescent Fluorescent Mercury Sodium Vapor Transformer	Exterior Wall: Thickness Bsmnt Insul.

(13) Roof Structure: Slope=0

(14) Roof Cover:

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

Parcel Number: 08 002 037 50, Commercial/Industrial Building 1



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

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

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

2023 Year Built
 Remodeled
 12 Overall Bldg Height

Comments:

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

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

Base Rate for Upper Floors = 55.30

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

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

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

(1) Excavation/Site Prep:

(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
 Average Many Average
 Many Unfinished 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:

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. 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		Building Permit(s)							Status
2866 LEWIS AVE		School: IDA PUBLIC SCHOOL DISTRICT							
Owner's Name/Address		P.R.E. 0%							
J & H PROPERTIES IDA LLC		MAP #:							
20283 BOURASSA AVE		2024 Est TCY Tentative							
BROWNSTOWN CHARTER TWP MI 48183		Vacant							
Tax Description		Land Value Estimates for Land Table 0020.COM 201							
2016R18398 2014R01302 2126-473 904-629		* Factors *							
1412-78 SEC 3 T7S R7E COM AT A PT IN CL		Description Frontage Depth Front Depth Rate %Adj. Reason							Value
OF MAIN ST 357.86 FT S ER NE COR OF SEC 3		COM SF RAT VILLAGE PRIME 4937 SqFt 0.98000 100							4,838
ACCORDING TO VAN AKINS PLAT TH S 22.58 FT		COM SF RAT ROW 726 SqFt 0.00000 100							0
TH S 89 DEG 34'W & FOLL ALG OUTSIDE WALL		0.13 Total Acres Total Est. Land Value =							4,838
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									
PT TH S 89 DEG 22'W 253 FT TO POR									
Topography of Site		Land Improvement Cost Estimates							
X Level		Description							Cash Value
X Rolling		D/W/P: 3.5 Concrete							452
X Low		Wood Frame							4,934
X High		Commercial Local Cost Land Improvements							
X Landscaped		Description							
X Swamp		WATER & SEWER							
X Wooded		Rate							
X Pond		7,500.00							
X Waterfront		Size & Good Arch Mult							
X Ravine		1 65 100							
X Wetland		Total Estimated Land Improvements True Cash Value =							10,261
X Flood Plain		Work Description for Permit 3759, Issued 10/14/1997: 5 X 5 PORCH							
Who		When		What		Assessed Value		Taxable Value	
LS	09/27/2023	PHOTO	UPDA			Tentative		Tentative	
LS	07/11/2022	SALES	REVI			58,300		56,070C	
LS	08/25/2021	INSPECTED				49,200		53,400S	
						4,700	45,200	36,502C	



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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:		
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Building Style: 1 STORY	Trim & Decoration			Electric			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Yr Built 0	Ex X Ord Min			0 Amps Service			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Condition: Good	Size of Closets Lg X Ord Small			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Room List	Doors Solid X H.C.			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	(1) Exterior	Kitchen: Other: Other:			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Insulation	Other:			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	(2) Windows	Height to Joists: 0.0			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
X	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F.			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) Floor Support			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) Floor Support			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) Floor Support			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Chimney: Brick	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) Floor Support			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						
	Joists: Unsupported Len: Cnt.L.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) Floor Support			No. of Elec. Outlets			Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:						

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 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
 1 Story Siding Overhang
 Size
 1,150
 Total: 85,595
 62,484
 1 3,429 2,503
 90 2,441 903
 Totals: 91,465 65,890
 Notes: ECF (COMMERCIAL) 0.870 => TCV: 57,324

Parcel Number: 58 08 003 033 00

Commercial/Industrial Building/Section 1 of 1

Desc. of Bldg/Section: DERRIES OF IDA/APARTMENTS

Calculator Occupancy: Stores - Retail

Calculator Cost Computations

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

>>>>>

Construction Cost

High	Above Ave.	Ave.	X	Low
**	**	Calculator Cost Data	**	**

Quality: Low Cost 100
 Heat#1: Package Heating & Cooling 0%
 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: (No Rates)
 Type #1: Office
 Area #2: (No Rates)
 Type #2: Office
 * Sprinkler Info *

Area:
 Type: Low

1880 Year Built
 Remodeled
 Overall Bldg Height

Comments:

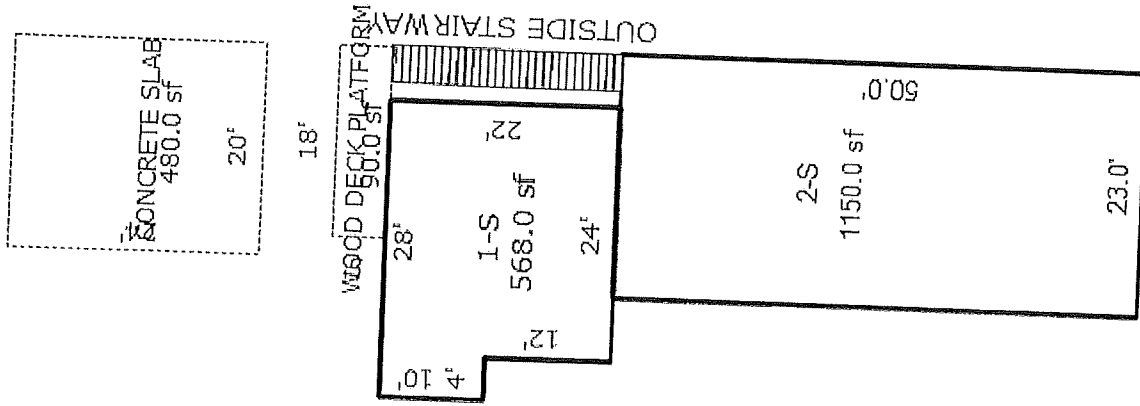
Base Rate for Upper Floors = 99.76
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.27 100%
 Adjusted Square Foot Cost for Upper Floors = 125.03
 Total Floor Area: 1,150
 Base Cost New of Upper Floors = 143,786
 Reproduction/Replacement Cost = 143,786
 Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 50,325
 Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 0.870 => TCV of Bldg: 1 = 43,783
 Est. TCV/Floor Area= 38.07
 ECF (COMMERCIAL)
 Replacement Cost/Floor Area= 125.03

(11) Electric and Lighting:

(39) Miscellaneous:

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

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



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

Parcel Number: 58 08 055 004 00 Jurisdiction: UNIT '08' IDA TOWNSHIP County: MONROE

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELCH ALAN T	MKZ MONROE PROPERTIES LLC	127,000	12/02/2021	WD	03-ARM'S LENGTH	2021R31923	PROPERTY TRANSFER	100.0
BROWNELL CATHY	WELCH ALAN T	1	12/27/2012	QC	09-FAMILY	2012R29863	DEED	0.0
MONROE BANK & TRUST	BROWNELL CATHY	28,000	03/16/2012	WD	03-ARM'S LENGTH	2012R05344	DEED	100.0
WELCH ALAN	MONROE BANK & TRUST	121,453	12/02/2010	WD	10-FORECLOSURE	2010R22375	DEED	0.0

Property Address
2849 LEWIS AVE

Owner's Name/Address
MKZ MONROE PROPERTIES LLC
7455 WHITE HORSE CR
MONROE MI 48161

Class: RESIDENTIAL-IMPRO Zoning: C
School: IDA PUBLIC SCHOOL DISTRICT
P.R.E. 0%

MAP #: 02

2024 Est TCV Tentative

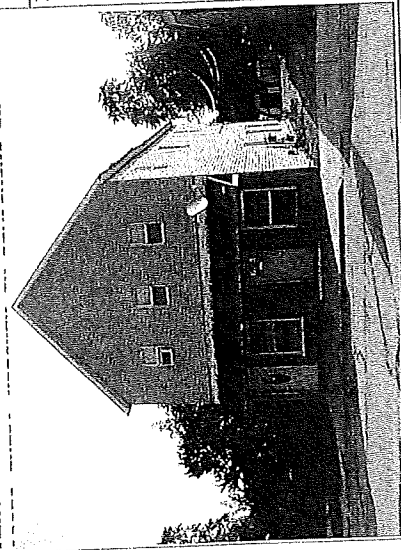
Land Value Estimates for Land Table 0020.COM 201	
Description	Frontage Depth Rate %Adj. Reason Value
COM SF RAT VILLAGE PRIME	12000 SqFt 0.98000 100 11,760
0.28 Total Acres Total Est. Land Value = 11,760	

* Factors *	
Land Improvement Cost Estimates	Rate Size % Good Cash Value
Description	Rate 2000 74 3,552
D/W/P: Crushed Rock	34.14 80 10 273
Wood Frame	26.41 192 10 507
Wood Frame	
Total Estimated Land Improvements True Cash Value = 4,332	

Work Description for Permit PB130066, Issued 02/12/2013: home demo	
Work Description for Permit PB080038, Issued 11/18/2008: WINDOW REPLACEMENT	
Work Description for Permit 4449, Issued 01/20/2000: SIDING & GUTTERS	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	7,200	57,400	64,600			64,600S
2022	10,200	56,600	66,800			66,800S
2021	11,400	53,500	64,900			42,578C

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



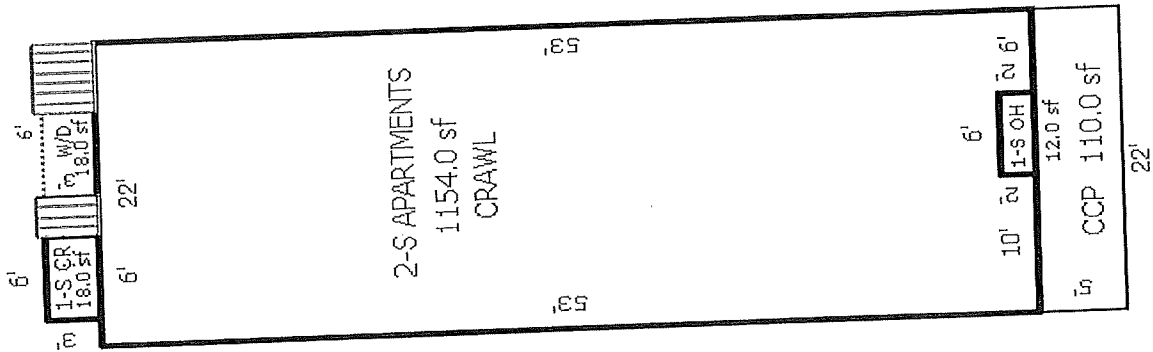
2023
ADD: DWP GRAVEL 2000 SF
9-2-2021 PER CALL FROM MONROE CHARTER
ALAN WELCH WILL BE RESIDING IN THEIR TWP
AS OF 10-1-2021 THEREFORE 50% PRE WILL BE
RESCINDED.
2014 ASMT ROLL HOME DEMOLISHED, ALREADY
REMOVED 0% OBS IN 2012. 2 APARTMENTS

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Oil Coal Steam	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Unvented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 110 CCP (1 Story) 30 Treated Wood	Year Built: Car Capacity: Class:	Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	Ex X Ord Min	Size of Closets					Class: D Effic. Age: 51 Floor Area: 2,326 Total Base New : 234,888 Total Depr Cost: 116,348 Estimated T.C.V: 101,223							
Room List		Doors Lg X Ord Small				Central Air Wood Furnace										
		(5) Floors														
		Kitchen: Other: Other:				(12) Electric 0 Amps Service										
(1) Exterior		No./Qual. of Fixtures														
X		Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex. X Ord. Min	No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture (s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Walls Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1172 SF Floor Area = 2326 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49 Building Areas Stories Exterior Foundation 2 Story Siding Crawl Space 1 Story Siding Crawl Space		Cls D Blt 0				
(2) Windows		Basement: 0 S.F. Crawl: 1172 S.F. Slab: 0 S.F. Height to Joists: 0.0							Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Unit-in-Place Cost Items EXTRA KITCHEN		Size 1,154 18 Total: 217,337		Cost New Depr. Cost 3,429 1,680 2,717 1,331 1,365 669 1,242 609 5,818 2,851			
(3) Roof		Basement Finish			(14) Water/Sewer						Totals: 2,980 2,712		* 234,888 116,348			
Gable Hip Flat X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Notes: ECF (COMMERCIAL) 0.870 => TCV:		101,223			
Chimney: Brick		Joists: Unsupported Len: Cntrl.Supp:			Lump Sum Items:											

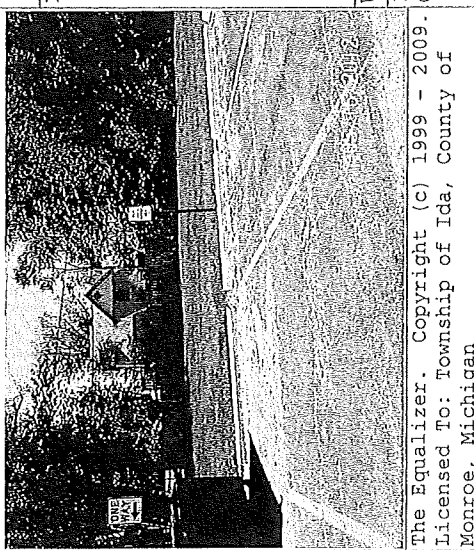
*** Information herein deemed reliable but not guaranteed***

Parcel Number: 58 08 055 004 00, Residential Building 1



Sketch by Apex Media™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libert & Page	Verified By	Prct. Trans.
LIEBLER REALTY LLC	MICHIGAN POSTAL HOLDINGS	225,000	05/31/2022	WD	03-ARM'S LENGTH	2022R16558	PROPERTY TRANSFER	100.0
LIEBER REALTY LLC	MICHIGAN POSTAL HOLDINGS	1	05/23/2022	QC	21-NOT USED/OTHER	2022R16557	DEED	100.0
GENEVA INTERNATIONAL LLC	LIEBLER PHYLLIS & JOHN TR	205,000	10/06/2004	WD	03-ARM'S LENGTH	2835-644	DEED	100.0
COVENANT CAPITAL INC	GENEVA INTERNATIONAL LLC	135,000	08/27/2002	WD	03-ARM'S LENGTH	2279-287	DEED	100.0
Property Address								
VAN AIKENS ST-VACANT								
Owner's Name/Address								
MICHIGAN POSTAL HOLDINGS LLC								
75 COLUMBIA AVE								
CEDARHURST NY 11516								
Tax Description								
2900-89 2835-644 2285-516 2279-282								
785-496 908-686 VAN AIKENS PLAT OF THE								
VILLAGE OF IDA LOT 32.								
Comments/Influences								
2013 ASMT ROLL VISITED PARCEL TOOK PIC.								
								
<p>Improved</p> <p><input checked="" type="checkbox"/> 2024 Est</p> <p><input type="checkbox"/> Vacant</p> <p>Land Value Estimates for Land Table 0020.COM 201</p>		<p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p>COM SF RAT VILLAGE PRIME 4796 SqFt 0.98000 100 4,700</p> <p>0.11 Total Acres Total Est. Land Value = 4,700</p>						
<p>Land Improvement Cost Estimates</p> <p>Description Rate Size % Good Cash Value</p> <p>D/W/P: Asphalt Paving 3.28 1248 42 1,719</p> <p>D/W/P: Asphalt Paving 3.28 1184 42 1,631</p> <p>Total Estimated Land Improvements True Cash Value = 3,350</p>		<p>Year</p> <p>2024 Tentative</p> <p>2023 2,900</p> <p>2022 4,100</p> <p>2021 4,600</p>						
<p>Who</p> <p>When</p> <p>What</p> <p>05/16/2012 INSPECTED</p> <p>05/16/2012 INSPECTED</p> <p>06/23/1995 INSPECTED</p>		<p>Building Value</p> <p>Tentative</p> <p>1,600</p> <p>1,500</p> <p>1,400</p>		<p>Assessed Value</p> <p>Tentative</p> <p>4,500</p> <p>5,600</p> <p>6,000</p>		<p>Board of Review</p> <p>Tentative</p> <p>Tentative</p>		<p>Taxable Value</p> <p>4,500S</p> <p>4,456C</p> <p>4,314C</p>

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

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

08 UNIT IS SUMMERFIELD TOWNSHIP, ADJACENT TO IPA
 04/01/2024-03/31/2023 OUT OF SALE DATE WINDOW

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	15850 Dixon Rd	12/23/2021	\$28,750.00	1.377	\$20,878.72	
14 125 029 20	Morocco Rd	5/4/2022	\$62,000.00	1.79	\$34,636.87	
14 036 033 31	Wells Rd	10/6/2022	\$30,000.00	1.82	\$16,483.52	
08 033 014 00	W Rauch Rd	4/2/2021	\$32,500.00	1	\$32,500.00	
08 023 019 31	7900 Todd Rd	6/18/2021	\$28,900.00	1.25	\$22,996.51	\$32,000 1.00 ACRES \$28,000 1.20 ACRES
TOTALS: 1.00-1.50 ACRES						
08 023 019 02	8100 Todd Rd	6/10/2021	\$40,000.00	2.38	\$16,949.15	
08 007 025 10	4808 Secor Rd	2/9/2022	\$60,000.00	2.12	\$28,301.89	
08 023 019 03	6751 Lewis Ave	8/17/2022	\$38,900.00	2.13	\$18,262.91	
08 030 023 70	Tumicillife Rd	1/5/2023	\$55,000.00	2.03	\$27,093.60	
TOTALS: 2.00 ACRES						
08 008 003 07	12915 Albain Rd	5/19/2021	\$65,000.00	2.96	\$18,918.32	
08 008 003 17	12919 Albain rd	5/19/2021	\$65,000.00	2.96	\$18,918.32	
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: 3.00 ACRES						
14 111 002 70	Albain Rd	1/20/2022	\$58,519.00	4.21	\$13,900.00	
14 034 015 30	Dixon Rd	3/30/2022	\$95,900.00	4.84	\$13,739.57	
14 034 015 20	17230 Dixon Rd	12/23/2021	\$65,500.00	4.75	\$14,000.00	
14 124 012 00	Summerfield Rd	5/7/2021	\$99,000.00	5	\$19,800.00	
08 033 008 45	11500 robinshire rd	7/31/2020	\$93,956.00	5.5	\$17,082.91	
08 032 006 00	11909 Douglas Rd	10/6/2020	\$52,198.00	4.39	\$10,481.53	
08 026 006 20	Lewis Ave	6/2/2020	\$53,482.00	5.84	\$9,162.62	
TOTALS: 4.00 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: 6.00 ACRES						
14 124 012 01	5995 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	5/8/2021	\$95,000.00	10	\$9,500.00	
14 116 002 10	Sylvania Palatresburg	5/29/2021	\$99,500.00	10	\$9,950.00	
08 021 007 07	12599 Ida Center Rd	10/13/2020	\$108,192.00	10.01	\$10,806.39	
08 023 019 04	Lewis Ave	5/6/2021	\$65,500.00	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	Morocco Rd	6/6/2022	\$100,500.00	10.73	\$9,366.26	
08 023 019 05	6615 Lewis Ave	12/28/2022	\$90,000.00	11.05	\$7,233.27	
08 023 019 04	Lewis Ave	12/28/2022	\$70,000.00	10.28	\$7,295.72	
TOTALS: 10.00 ACRES						
14 113 001 20	5150 Wells Rd	12/28/2021	\$14,900.00	13.02	\$8,824.86	
14 125 029 70	Wells & Morocco	12/18/2020	\$95,000.00	16.39	\$5,796.22	
14 113 001 10	Wells Rd	12/6/2021	\$114,900.00	13.69	\$8,399.12	
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00	11.06	\$5,877.03	
08 030 006 60	Todd Rd	12/16/2021	\$150,000.00	14.99	\$10,006.67	
08 024 001 02	Minae Rd	3/11/2022	\$99,000.00	12.08	\$7,367.55	
TOTALS: 12.00 ACRES						
14 125 025 01	Summerfield Rd	2/7/2022	\$134,072.00	24.39	\$5,497.01	
14 111 002 50	Albain Rd	1/20/2021	\$131,481.00	21.16	\$6,213.66	
TOTALS: 20.00 ACRES						
						\$5,800 OVER 25 ACRES (AG Rate)

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Blfg. 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	\$182,858		
									E.C.F. =>	1.051		
									Ave. E.C.F. =>	1.150		

ECF: 1.050 APPLIED TO AG BUILDINGS IN IND NEIGHBORHOOD