

2024

IDA TOWNSHIP

LAND VALUATION

&

ECF ANALYSIS

Residential Land Value & ECF Analysis

Agricultural Land Value & ECF Analysis

Commercial Land Value & ECF Analysis

Industrial Land Value & ECF Analysis

2024 RESIDENTIAL CLASS

Analysis Time Period

4/1/2021 – 3/31/2023

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

08 UNITS 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	15560 Dixon Rd	12/23/2021	\$28,750.00		1.377	\$20,878.72
14 125 029 20	Monrocco Rd	5/4/2022	\$62,000.00		1.79	\$34,636.87
14 036 039 31	Wells Rd	10/9/2022	\$30,000.00		1.82	\$16,483.52
08 033 014 00	W Pouch Rd	4/2/2021	\$32,500.00		1	\$32,500.00
08 023 019 31	7600 Todd Rd	6/18/2021	\$28,900.00		1.26	\$22,936.51
TOTALS: 10 ACRES			\$209,150.00		8.247	\$25,343.34
08 023 019 02	8100 Todd Rd	6/10/2021	\$40,000.00		2.36	\$16,949.15
08 007 026 10	4308 Saver Rd	2/3/2022	\$60,000.00		2.12	\$28,301.89
08 023 019 03	9751 Lewis Ave	8/17/2022	\$38,900.00		2.13	\$18,262.91
08 030 023 70	Tumblin Rd	1/5/2023	\$55,000.00		2.03	\$27,093.60
TOTALS: 2 ACRES			\$193,900.00		8.64	\$22,462.15
08 008 003 07	12915 Albain Rd	5/19/2021	\$56,000.00		2.96	\$18,916.92
08 008 003 17	12919 Albain rd	5/19/2021	\$56,000.00		2.96	\$18,916.92
08 030 023 10	7041 wells Rd	4/23/2022	\$65,000.00		3.62	\$17,915.71
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		16.53	\$38,770.95
14 111 002 70	Albain Rd	12/0/2022	\$58,516.00		4.21	\$13,900.00
14 034 015 30	Dixon Rd	3/9/2022	\$66,500.00		4.84	\$13,739.67
14 034 015 20	17230 Dixon Rd	12/23/2021	\$66,500.00		4.75	\$14,000.00
08 033 008 45	Summerfield Rd	5/7/2021	\$99,000.00		5	\$19,800.00
08 032 006 00	11800 robinshire rd	7/11/2020	\$93,956.00		5.5	\$17,082.91
08 032 006 20	11909 Douglas Rd	10/6/2020	\$62,198.00		4.98	\$10,481.53
08 023 006 20	Lewis Ave	6/2/2020	\$53,482.00		5.64	\$9,482.62
TOTALS: 5 ACRES			\$490,152.00		34.92	\$14,026.51
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: 8 ACRES			\$177,500.00		14.18	\$12,507.63
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
08 021 002 10	Sylvania Petresburg	9/23/2021	\$99,500.00		10	\$9,950.00
08 021 007 07	12699 Ida Center Rd	10/13/2020	\$103,192.00		10.01	\$10,309.39
08 023 019 04	Lewis Ave	5/6/2021	\$66,500.00		10.28	\$6,469.87
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00		11.06	\$5,877.03
08 023 019 06	Monrocco Rd	6/6/2022	\$100,500.00		10.73	\$9,366.26
08 023 019 05	6615 Lewis Ave	12/28/2022	\$60,000.00		11.06	\$7,233.27
08 023 019 04	Lewis Ave	12/28/2022	\$75,000.00		10.28	\$7,295.72
TOTALS: 10 ACRES			\$883,692.00		103.92	\$8,544.69
14 113 001 20	5150 Wells Rd	12/29/2021	\$14,500.00		13.02	\$8,824.88
14 125 029 70	Wells & Monrocco	12/18/2020	\$5,000.00		16.39	\$5,796.22
08 023 019 10	Wells Rd	12/5/2021	\$14,500.00		13.68	\$9,399.12
08 030 006 60	6615 Lewis Ave	8/13/2021	\$95,000.00		11.06	\$5,877.03
08 024 001 62	Todd Rd	12/16/2021	\$150,000.00		14.59	\$10,006.67
08 024 001 62	Minx Rd	3/11/2022	\$95,000.00		12.08	\$7,367.55
TOTALS: 12 ACRES			\$328,000.00		81.22	\$11,600.15
14 125 025 01	Summerfield Rd	2/7/2022	\$134,072.00		24.39	\$5,497.01
14 111 002 50	Albain Rd	12/0/2021	\$131,481.00		21.16	\$6,213.66
TOTALS: 20 ACRES PLUS			\$365,653.00		45.55	\$8,229.92
						\$5,800 OVER 25 ACRES (AG Ratio)

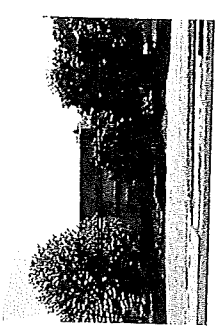
APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUETABLES

Detailed S- Report

* Parcel Number * 08 002 019 00
 Date of Sale 10/21/2022
 Sale Price 225,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 225,000
 Reasons for Adj.
 Property Address 7807 IDA EAST RD
 Acres 0.72
 Land Value 25,319
 Zoning RA-2
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments
 Grantor GRZESIEK PAUL M
 Class 401
 Neigh. 401
 Assessment Ratio 92,600 41.16
 Appraisal Ratio 214,941 95.53



* Parcel Number * 08 002 037 10
 Date of Sale 03/29/2022
 Sale Price 205,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 205,000
 Reasons for Adj.
 Property Address 3161 LEWIS AVE
 Acres 1.08
 Land Value 31,400
 Zoning C-1
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor CAMPBELL BRUCE & MARY TRUST
 Class 401
 Neigh. 401
 Assessment Ratio 139,600 58.10
 Appraisal Ratio 307,108 149.81



* Parcel Number * 08 003 055 00
 Date of Sale 03/07/2023
 Sale Price 335,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 335,000
 Reasons for Adj.
 Property Address 9212 ALBAIN RD
 Acres 2.50
 Land Value 47,750
 Zoning AG-1
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor HEDGES GERALD & MONICA
 Class 401
 Neigh. 401
 Assessment Ratio 106,600 31.82
 Appraisal Ratio 249,759 74.55



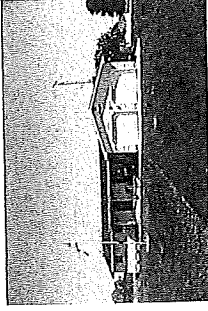
* Parcel Number * 08 004 001 10
 Date of Sale 06/27/2022
 Sale Price 175,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 175,000
 Reasons for Adj.
 Property Address 3330 JACKMAN RD
 Acres 1.29
 Land Value 33,236
 Zoning AG-1
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor CASTELNERO VANESSA R
 Class 401
 Neigh. 401
 Assessment Ratio 67,600 38.63
 Appraisal Ratio 157,849 90.20



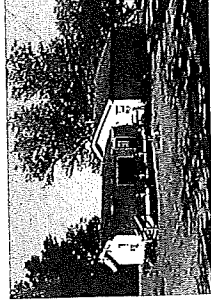
Detailed Sale Report

02/12/2024
02:34 PM

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 005 020 01 06/16/2022 285,000 WD 03-ARM'S LENGTH 285,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 13360 ALBAIN RD 2.00 43,418 AG-2 2022R13331 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 DUPASQUIER KEITH B 401 401 113,200 39.72 267,813 93.97
 ROBINSON LORI JEAN



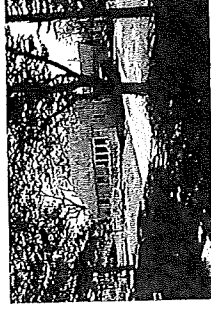
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 006 014 00 09/14/2022 155,000 WD 03-ARM'S LENGTH 155,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 14119 IDA WEST RD 1.00 30,408 RA-1 (* 2022R19635 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 STRUBLE MERLYN 401 401 47,600 30.71 111,127 71.69
 LOWELL BENJAMIN W & GRACE



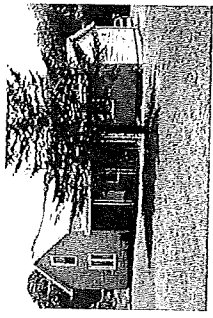
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 007 005 13 06/23/2021 310,000 WD 03-ARM'S LENGTH 310,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 14359 ALBAIN RD 2.00 41,822 AG-2 2021R18517 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 GAMBOA JOSE A. & DIANA L. 401 401 89,400 28.84 235,586 76.00
 PARKER JESSE & HANA



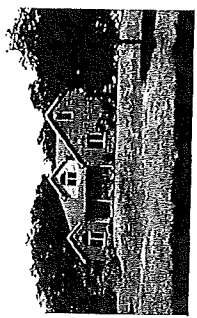
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 007 006 00 06/30/2022 189,000 WD 03-ARM'S LENGTH 189,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 14451 ALBAIN RD 2.20 44,244 AG-2 2022R13648 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 WYATT CLARK 401 401 78,900 41.75 194,380 102.85
 PARISIEN RONALD A & SHIRLEY A



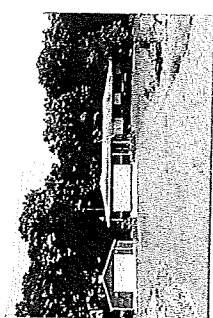
* Parcel Number * 08 007 011 10 Date of Sale 10/06/2023 Sale Price 238,700 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 238,700 Reasons for Adj.
 Property Address 4181 WELLS RD Acres 2.21 Land Value 44,000 Zoning RA-1 (* 2023R15433 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor LEVICKI JAKE Grantee MAGOON DYLAN P Class 401 Neigh. 401 Assessment 78,300 Ratio 32.80 Appraisal 163,029 Ratio 58.30



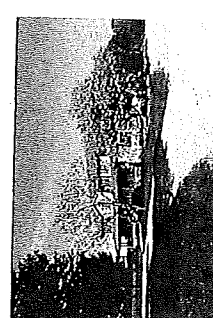
* Parcel Number * 08 007 026 09 Date of Sale 06/09/2022 Sale Price 495,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 495,000 Reasons for Adj.
 Property Address 4400 SECOR RD Acres 2.66 Land Value 50,770 Zoning AG-2 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor SPILAK RYAN A & KIMBERLI C Grantee ARNOLD JUSTIN & KARI Class 401 Neigh. 401 Assessment 221,600 Ratio 44.77 Appraisal 529,320 Ratio 106.93



* Parcel Number * 08 008 009 10 Date of Sale 05/24/2022 Sale Price 344,750 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 344,750 Reasons for Adj.
 Property Address 4251 SECOR RD Acres 1.00 Land Value 29,100 Zoning AG-2 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor LAKE ALLEN M Grantee PALAZZOLO DANIEL & PATRICIA Class 401 Neigh. 401 Assessment 134,600 Ratio 39.04 Appraisal 322,453 Ratio 93.53

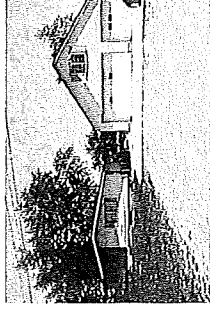


* Parcel Number * 08 009 028 50 Date of Sale 06/22/2022 Sale Price 451,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 451,000 Reasons for Adj.
 Property Address 4406 JACKMAN RD Acres 10.01 Land Value 91,445 Zoning AG-1 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor BIELA STEVEN & SUZETTE Grantee DAVIDSON ZACHARY Class 401 Neigh. 401 Assessment 202,000 Ratio 44.79 Appraisal 490,796 Ratio 108.82



Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 010 001 20 12/15/2022 239,000 WD 03-ARM'S LENGTH 239,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 4192 LEWIS AVE 1.00 29,635 AG-1 2022R23952 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MEISSNER MATHIAS & JENNIFER 401 401 102,000 42.68 228,958 95.80
 LAWRENCE ROBERT & DONNA



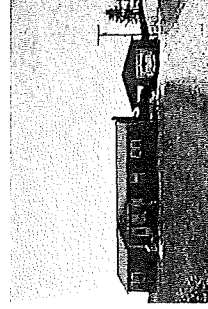
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 010 023 10 11/15/2022 300,000 WD 03-ARM'S LENGTH 300,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 8990 LULU RD 5.74 73,888 AG-1 2022R22192 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 RASMUSSEN DALE 401 401 124,300 41.43 299,228 99.74
 OTT JACOB



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 011 022 00 06/30/2021 124,900 WD 03-ARM'S LENGTH 124,900
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 4511 LEWIS AVE 1.01 30,818 AG-1 2021R17462 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MOOMEY RICHARD & INEZ 401 401 73,100 58.53 163,382 130.81
 GRANATA ANTHONY P IV



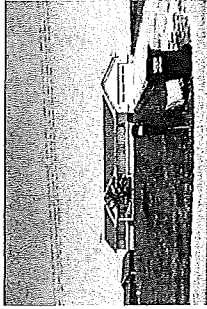
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 012 010 00 05/20/2022 175,000 LC 03-ARM'S LENGTH 175,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 6897 ALBAIN RD 0.85 22,831 AG-1 2022R12032 BUYER/SELL YES FSBO
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 HENRY JEFFREY L. & DENISE R. 401 401 59,200 33.83 142,522 81.44
 WRIGHT CHELSEA



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 013 009 02 04/22/2022 342,000 WD 03-ARM'S LENGTH 342,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
7072 IDA CENTER RD 1.24 33,152 AG-1 2022R09296 PROPERTY T YES

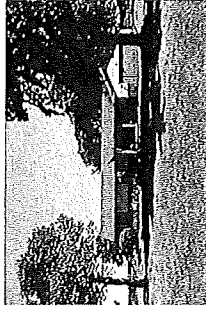
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
MONTRI LAVERN & MARY TRUST BOMIA MICHAEL & JODI L 401 401 134,400 39.30 325,004 95.03



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 014 021 10 09/13/2021 240,000 WD 03-ARM'S LENGTH 240,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
7412 IDA CENTER RD 0.63 23,674 AG-1 2021R24671 PROPERTY T YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
SEEGERT CHELSEA GOERKE JAMES & HOLEE 401 401 88,400 36.83 230,873 96.20



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 014 022 00 11/10/2021 250,000 WD 03-ARM'S LENGTH 250,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
7288 IDA CENTER RD 0.72 24,892 AG-1 2021R29321 PROPERTY T YES

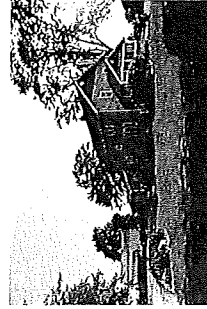
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
TACKETT JAMES LEVEQUE SHANNON 401 401 103,300 41.32 268,962 107.58



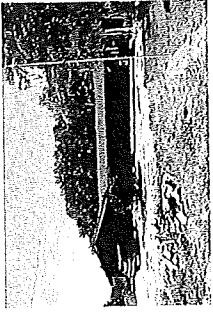
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 015 017 00 07/25/2022 335,000 WD 03-ARM'S LENGTH 335,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
8620 IDA CENTER RD 1.33 34,040 AG-1 2022R15870 PROPERTY T YES LISTED

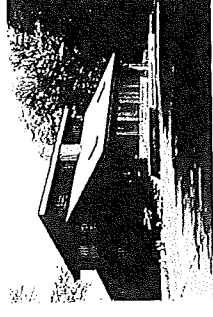
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
KEESE RICKY & PATRICIA BUDZINSKI LOREN & DARLENE 401 401 153,700 45.88 361,229 107.83



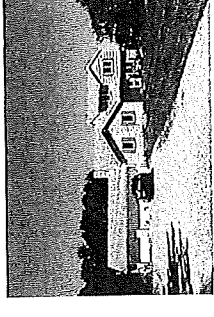
Detailed Sale Report



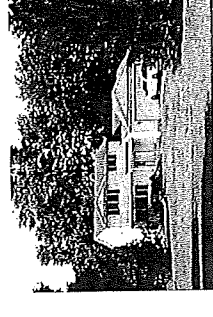
* Parcel Number * 08 016 010 40 Date of Sale 09/03/2021 Sale Price 310,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 310,000 Reasons for Adj.
 Property Address 12485 LULU RD Acres Land Value 32,816 Zoning AG-1 Liber/Page 2021R24021 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor SPENCER MICHAEL Class Neigh. 401 Assessment 107,400 Ratio 34.65 Appraisal 300,930 Ratio 97.07



* Parcel Number * 08 016 020 01 Date of Sale 04/15/2021 Sale Price 325,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 325,000 Reasons for Adj.
 Property Address 12696 IDA CENTER RD Acres Land Value 43,040 Zoning AG-1 Liber/Page 2021R11204 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor RUPLEY STEPHEN Class Neigh. 401 Assessment 117,100 Ratio 36.03 Appraisal 314,857 Ratio 96.88



* Parcel Number * 08 016 024 00 Date of Sale 06/30/2021 Sale Price 390,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 390,000 Reasons for Adj.
 Property Address 5730 JACKMAN RD Acres Land Value 98,885 Zoning AG-1 Liber/Page 2021R17740 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor NOWAK MELANIE Class Neigh. 401 Assessment 180,100 Ratio 46.18 Appraisal 451,312 Ratio 115.72



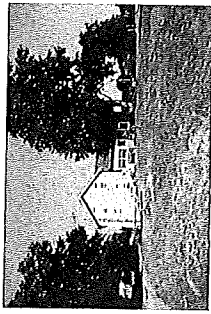
* Parcel Number * 08 017 022 30 Date of Sale 08/09/2022 Sale Price 310,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 310,000 Reasons for Adj.
 Property Address 13391 LULU RD Acres Land Value 34,376 Zoning AG-2 Liber/Page 2022R16860 VerifiedBy PROPERTY T Improved? YES LISTED Miscellaneous Comments
 Grantor O'DONNELL ROBERT & MARTHA Class Neigh. 401 Assessment 112,100 Ratio 36.16 Appraisal 268,005 Ratio 86.45

Detailed S Report

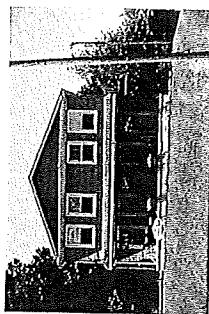
* Parcel Number * 08 017 035 20 Date of Sale 07/01/2022 Sale Price 415,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 415,000 Reasons for Adj.
 Property Address 13628 IDA CENTER RD Acres Land Value 43,418 Zoning AG-2 Liber/Page 2022R16596 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor ARNOLD JUSTIN & KARI LARGENT JAYMES & BETHANY A Class Neigh. 401 Assessment Ratio 141,400 34.07 Appraisal Ratio 339,254 81.75



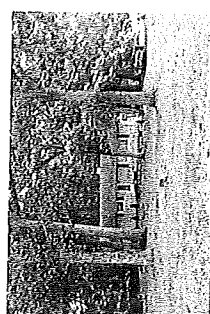
* Parcel Number * 08 017 046 10 Date of Sale 10/03/2022 Sale Price 175,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 175,000 Reasons for Adj.
 Property Address 5400 DOUGLAS RD Acres Land Value 35,528 Zoning AG-2 Liber/Page 2022R19919 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor MORLEY LISA PAVAO VICTORIA Class Neigh. 401 Assessment Ratio 53,700 30.69 Appraisal Ratio 135,675 77.53



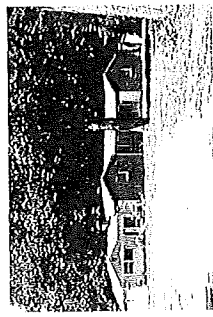
* Parcel Number * 08 018 028 00 Date of Sale 09/14/2021 Sale Price 405,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 405,000 Reasons for Adj.
 Property Address 5550 SECOR RD Acres Land Value 70,629 Zoning AG-2 Liber/Page 2021R26047 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor HEIKKILA ROBERT & CONNIE BROWN ROBERT W Class Neigh. 401 Assessment Ratio 145,300 35.88 Appraisal Ratio 383,293 94.64



* Parcel Number * 08 019 009 00 Date of Sale 11/23/2022 Sale Price 195,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 195,000 Reasons for Adj.
 Property Address 6105 WELLS RD Acres Land Value 40,072 Zoning RA-1 (* 2022R22842 Liber/Page 2022R22842 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor HECK MARY C RUSS NICHOLAS A Class Neigh. 401 Assessment Ratio 72,900 37.38 Appraisal Ratio 172,988 88.71



Detailed Sale Report



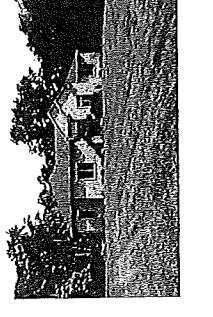
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 019 019 00 10/05/2021 189,900 WD 03-ARM'S LENGTH 189,900
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 6500 SECOR RD 2.00 43,250 AG-2 2021R26676 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 LOOMIS KASEY FRITZ JESSICA & SIMON MELISSA 401 401 76,500 40.28 203,787 107.31



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 020 005 12 05/16/2022 360,000 WD 03-ARM'S LENGTH 360,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 12943 IDA CENTER RD 1.14 32,276 AG-2 2022R10000 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 IRWIN STACEY LEE DARREN 401 401 137,900 38.31 334,887 93.02



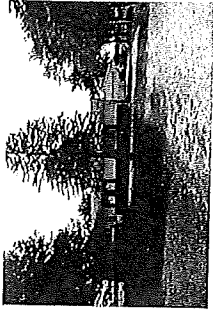
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 020 013 00 12/22/2022 165,000 WD 03-ARM'S LENGTH 165,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 13601 IDA CENTER RD 5.22 65,988 AG-2 2023R00145 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 HUGHES BRADLEY & SAMBERG KATIE PARRAN DARLENE PROPERTIES LLC 401 401 66,300 40.18 154,118 93.40



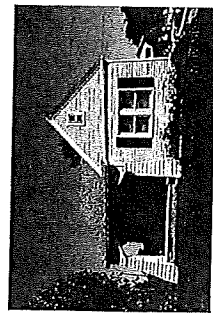
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 020 019 02 05/28/2021 610,000 WD 03-ARM'S LENGTH 610,000
 Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 13288 TODD RD 2.07 44,342 AG-2 2021R14728 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MARIETTA DAN A. & SARAH HULL HORVATH ANTHONY & LANA 401 401 238,900 39.16 651,641 106.83

Detailed S' Report

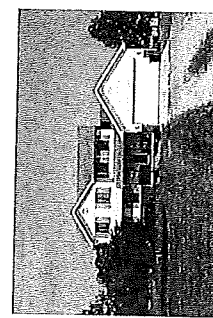
* Parcel Number * 08 023 002 20 Date of Sale 06/22/2021 Sale Price 200,000 Instr. WD Terms of Sale 03-ARM'S LENGTH
 Property Address 7403 IDA CENTER RD Acres Land Value 24,974 Zoning AG-1 Liber/Page 2021R17398 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor VAJCNER TERRANCE JR Grantee WASIBLEWSKI TENA ANN & TODD Class Neigh. 401 401 Assessment Ratio 84,600 42.30 Appraisal Ratio 216,850 108.43
 Adj. Sale Price 200,000 Reasons for Adj.



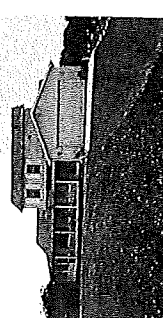
* Parcel Number * 08 023 014 00 Date of Sale 10/28/2022 Sale Price 150,000 Instr. WD Terms of Sale 03-ARM'S LENGTH
 Property Address 6535 LEWIS AVE Acres Land Value 26,678 Zoning AG-1 Liber/Page 2022R21130 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor ROTH HAROLD (V BRESOL TRUSTEE)LOWRY LISA & JASON Grantee Class Neigh. 401 401 Assessment Ratio 48,800 32.53 Appraisal Ratio 114,480 76.32
 Adj. Sale Price 150,000 Reasons for Adj.



* Parcel Number * 08 023 024 10 Date of Sale 02/24/2023 Sale Price 357,000 Instr. WD Terms of Sale 03-ARM'S LENGTH
 Property Address 6580 GEIGER RD Acres Land Value 70,601 Zoning AG-1 Liber/Page 2023R02931 VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor KULIK LAUREN & MCCOMB TREVOR Grantee BASILE ALEXANDER & RAELYN Class Neigh. 401 401 Assessment Ratio 153,700 43.05 Appraisal Ratio 362,531 101.55
 Adj. Sale Price 357,000 Reasons for Adj.

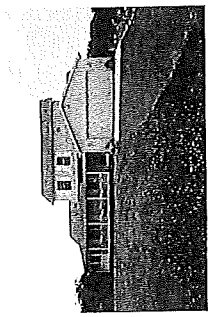


* Parcel Number * 08 025 006 60 Date of Sale 06/01/2022 Sale Price 420,000 Instr. WD Terms of Sale 03-ARM'S LENGTH
 Property Address 7075 TODD RD Acres Land Value 71,040 Zoning AG-1 Liber/Page 2022R12506 VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor AREA TITLE AGENCY INC TRUSTEE KARL JAMIE R & HANNAH K Grantee Class Neigh. 401 401 Assessment Ratio 180,000 42.86 Appraisal Ratio 441,581 105.14
 Adj. Sale Price 420,000 Reasons for Adj.

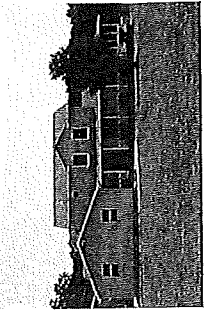


Detailed Sale Report

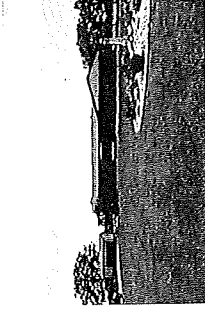
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 025 006 60 09/22/2021 365,000 WD 03-ARM'S LENGTH 365,000
 Property Address 09/22/2021 365,000 WD 03-ARM'S LENGTH
 7075 TODD RD Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 5.24 71,040 AG-1 2021R24778 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 BOBASH STEVEN & ELIZABETH AREA TITLE AGENCY INC TRUSTEE 401 401 166,100 45.51 441,581 120.98



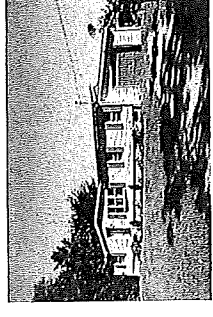
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 026 010 09 10/31/2022 400,000 WD 03-ARM'S LENGTH 400,000
 Property Address 10/31/2022 400,000 WD 03-ARM'S LENGTH
 7321 N LEWIS AVE Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 2.29 46,166 AG-1 2022R21501 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 LAJNESS JOY LINDSEY RYAN & MEGAN 401 401 169,200 42.30 411,821 102.96



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 028 005 10 06/10/2021 400,000 WD 03-ARM'S LENGTH 400,000
 Property Address 06/10/2021 400,000 WD 03-ARM'S LENGTH
 12455 TODD RD Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 3.00 52,750 AG-1 2021R16122 DEED YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 KREGER GERALD & BARBARA KANAVEL DAVID L & KELLY S 401 401 139,400 34.85 363,150 90.79



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 028 011 10 07/13/2021 186,000 WD 03-ARM'S LENGTH 186,000
 Property Address 07/13/2021 186,000 WD 03-ARM'S LENGTH
 2222 MOROCCO RD Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
 1.72 37,940 AG-1 2021R18788 PROPERTY T YES
 Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 DRAKE ALAN INVESTMENTS, LLC SATKOWSKI JOSH 401 401 71,200 38.28 184,094 98.98



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 029 010 00 08/02/2021 410,000 WD 03-ARM'S LENGTH 410,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
6865 SECOR RD 5.00 70,132 AG-2 2021R23869 DEED YES

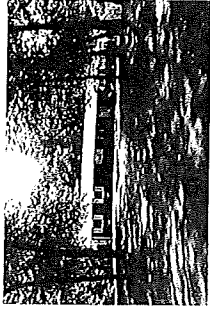
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
JOSEPH THERESA L PUGSLEY BRUCE & DONNA 401 401 125,600 30.63 341,955 83.40



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 029 011 00 06/10/2021 409,900 WD 03-ARM'S LENGTH 409,900

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
6857 SECOR RD 5.00 70,132 AG-2 2021R16278 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
RAWLINGS JOHN JR & LOIS MORGAN JARED THOMAS 401 401 179,700 43.84 466,406 113.79



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 029 017 10 05/03/2021 390,799 WD 03-ARM'S LENGTH 390,799

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
12212 SECOR RD 2.98 49,312 AG-2 2021R12581 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
LISZI ROBERT & EDWINA MARAN MEGHAN & KENNETH A II 401 401 151,400 38.74 412,950 105.64



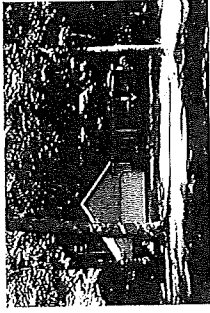
* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 030 021 00 05/20/2022 290,000 WD 03-ARM'S LENGTH 290,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
14442 TUNNICLIFFE RD 1.00 30,206 AG-2 2022R11667 PROPERTY T YES

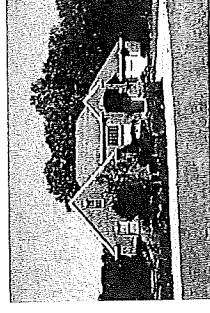
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
CLARK KRISTIE & STEPHENS JAMES KRUEGER CALEB & TAYLOR 401 401 107,400 37.03 255,679 88.17



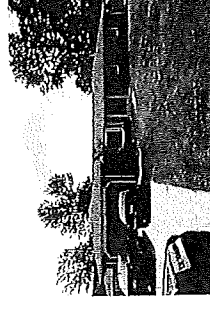
Detailed Sale Report



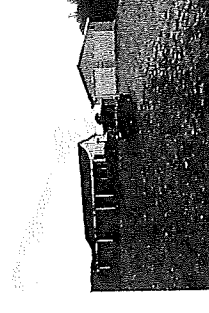
* Parcel Number * 08 030 038 00 Date of Sale 05/27/2021 Sale Price 315,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 315,000 Reasons for Adj.
 Property Address 3530 MOROCCO RD Acres Land Value 70,125 Zoning AG-2 Liber/Page 2021R16093 DEED VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor JUSTUS JAMES & KAREN Grantee DEANER LARRY & MESSENGER JILLIAN401 Class Neigh. 401 Assessment Ratio 125,200 39.75 Appraisal Ratio 318,884 101.23



* Parcel Number * 08 031 012 33 Date of Sale 08/18/2021 Sale Price 420,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 420,000 Reasons for Adj.
 Property Address 12059 KRUSE RD Acres Land Value 43,418 Zoning RA-1 (* 2021R22483 DEED VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor CALKINS JEFFREY & LAUREN Grantee BOLLIN JORDAN & ALICIA Class Neigh. 401 Assessment Ratio 176,500 42.02 Appraisal Ratio 460,619 109.67

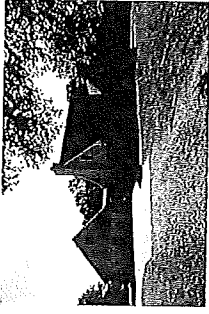


* Parcel Number * 08 031 014 00 Date of Sale 05/13/2021 Sale Price 342,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 342,000 Reasons for Adj.
 Property Address 4015 MOROCCO RD Acres Land Value 70,601 Zoning AG-2 Liber/Page 2021R13835 DEED VerifiedBy DEED Improved? YES Miscellaneous Comments
 Grantor LARAY GABRIEL P. Grantee HOLLON JEFFREY & WENDY Class Neigh. 401 Assessment Ratio 115,900 33.89 Appraisal Ratio 259,580 75.90

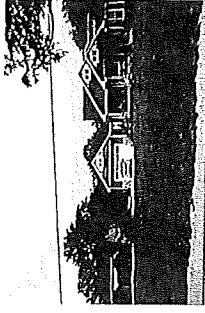


* Parcel Number * 08 031 014 11 Date of Sale 09/28/2021 Sale Price 258,000 Instr. WD 03-ARM'S LENGTH Adj. Sale Price 258,000 Reasons for Adj.
 Property Address 4021 MOROCCO RD Acres Land Value 44,342 Zoning AG-2 Liber/Page 2021R26055 PROPERTY T VerifiedBy PROPERTY T Improved? YES Miscellaneous Comments
 Grantor GILES KATHERINE C Grantee DAVIS JORY & LOVEDAY HOLLY Class Neigh. 401 Assessment Ratio 90,000 34.88 Appraisal Ratio 295,878 114.68

* Parcel Number * 08 031 014 67
 Date of Sale 09/20/2021
 Sale Price 410,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 410,000
 Reasons for Adj.
 Property Address 12064 WELLS RD
 Acres 6.39
 Land Value 76,046
 Zoning RA-1 (* 2021R26420)
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor HULBERT DONALD TRUST
 Grantee SHAW PATRICK & VICTORIA
 Class 401
 Neigh. 401
 Assessment Ratio 151,500 36.95
 Appraisal Ratio 393,404 95.95



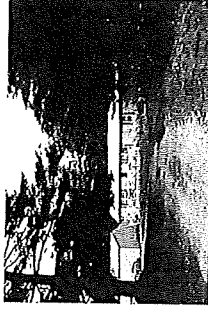
* Parcel Number * 08 031 017 50
 Date of Sale 02/17/2023
 Sale Price 600,005
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 600,005
 Reasons for Adj.
 Property Address 11975 KRUSE RD
 Acres 1.40
 Land Value 34,892
 Zoning RA-1
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor RICKHEIM PATRICK & KATHLEEN
 Grantee HICKS JAMES & SUSAN F
 Class 401
 Neigh. 401
 Assessment Ratio 265,300 44.22
 Appraisal Ratio 678,837 113.14



* Parcel Number * 08 031 045 00
 Date of Sale 03/13/2023
 Sale Price 0
 Instr. QC
 Terms of Sale 14-INTO/OUT OF TRUST
 Adj. Sale Price 0
 Reasons for Adj.
 Property Address 11579 SECOR RD
 Acres 1.00
 Land Value 28,558
 Zoning RA-1
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments
 Grantor HICKS BRET & CRISTY
 Grantee HICKS BRET & CRISTY REV LIV TRUST401
 Class 401
 Neigh. 401
 Assessment Ratio 80,700 0.00
 Appraisal Ratio 246,818 0.00



* Parcel Number * 08 031 047 10
 Date of Sale 05/13/2022
 Sale Price 199,900
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 199,900
 Reasons for Adj.
 Property Address 11473 SECOR RD
 Acres 1.50
 Land Value 37,124
 Zoning RA-1
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor SCHEUER WILFRED & JENNIE TRUST GLOSEMEYER NATHAN J
 Grantee SCHEUER WILFRED & JENNIE TRUST GLOSEMEYER NATHAN J
 Class 401
 Neigh. 401
 Assessment Ratio 101,500 50.78
 Appraisal Ratio 248,274 124.20

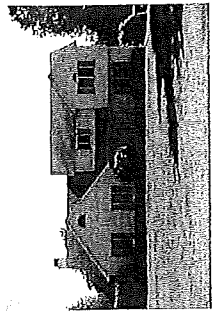


Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 032 017 60 07/29/2021 450,000 WD 03-ARM'S LENGTH 450,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 12066 SECOR RD 10.01 97,175 RA-1 (* 2021R20540 DEED YES

Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 MONNETTE JOHN & DEBRA 401 401 156,700 34.82 400,057 88.90



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 032 032 16 07/01/2022 600,000 WD 03-ARM'S LENGTH 600,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 2530 W RAUCH RD 1.00 22,538 RA-1 2022R14641 PROPERTY T YES

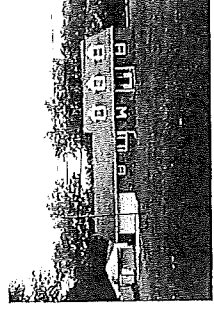
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 HASLEY CAROLYN & CHRISTOPHER 401 401 251,700 41.95 611,935 101.97



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 033 006 70 07/22/2022 390,000 WD 03-ARM'S LENGTH 390,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 12081 OAK MEADOW LN 5.35 68,648 RA-1 2022R16497 PROPERTY T YES

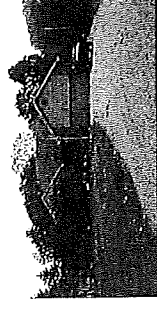
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 ROY LAUREN K. & ADAM M. 401 401 166,400 42.67 400,360 102.66



* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
 08 033 006 83 02/02/2023 480,000 WD 03-ARM'S LENGTH 480,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Miscellaneous Comments
 12006 DOUGLAS RD 5.05 67,269 RA-1 2023R01572 PROPERTY T YES

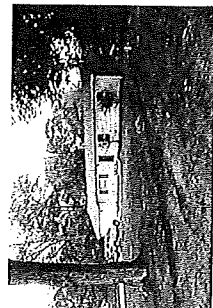
Grantor Class Neigh. Assessment Ratio Appraisal Ratio
 CROSBY TIMOTHY & ELIZABETH 401 401 176,200 36.71 436,310 90.90



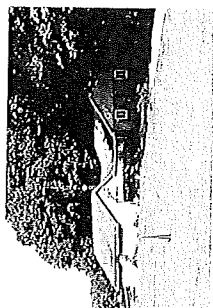
* Parcel Number * 08 033 011 00
 Date of Sale 07/27/2021
 Sale Price 0
 Instr. WD
 Terms of Sale 18-LIFE ESTATE
 Adj. Sale Price 0
 Reasons for Adj.
 Property Address 2240 W RAUCH RD
 Acres 1.00
 Land Value 29,770
 Zoning RA-1
 Liber/Page 2021R19832
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor BULGER JOHN & MATHENY PATRICIA
 Neigh. (LL)401 401
 Class Assessment Ratio Appraisal Ratio
 JOHN & MATHENY PATRICIA (LL)401 143,700 0.00 379,617 0.00



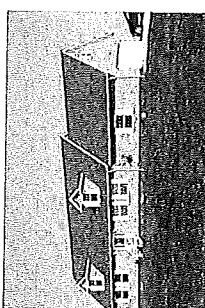
* Parcel Number * 08 033 013 00
 Date of Sale 03/28/2023
 Sale Price 245,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 245,000
 Reasons for Adj.
 Property Address 2486 W RAUCH RD
 Acres 1.00
 Land Value 29,770
 Zoning RA-1
 Liber/Page 2023R04861
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor ROBEL LIBBI
 Neigh. HARRIS CORREY401 401
 Class Assessment Ratio Appraisal Ratio
 STREETER NICHOLAS & HARRIS CORREY401 74,400 30.37 195,818 79.93

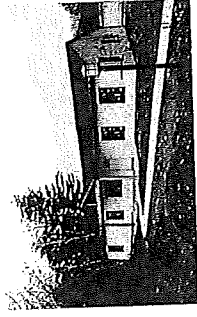


* Parcel Number * 08 048 020 00
 Date of Sale 02/24/2022
 Sale Price 200,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 200,000
 Reasons for Adj.
 Property Address 4196 W RAUCH RD
 Acres 1.43
 Land Value 37,160
 Zoning RA-1
 Liber/Page 2022R04860
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor BARNETT HERMAN
 Neigh. 401 401
 Class Assessment Ratio Appraisal Ratio
 BROWN KELLY 96,400 48.20 261,352 130.68



* Parcel Number * 08 050 001 00
 Date of Sale 05/13/2021
 Sale Price 280,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 280,000
 Reasons for Adj.
 Property Address 7596 LEGHORN RD
 Acres 4.15
 Land Value 65,050
 Zoning AG-1
 Liber/Page 2021R13684
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor DULIBAN MARK & TRACY
 Neigh. 401 401
 Class Assessment Ratio Appraisal Ratio
 KARL ALBERT E & RENE 140,100 50.04 360,929 128.90





Detailed S Report

02/12/2024
02:48 PM

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 031 045 00 11/09/2022 192,000 WD 03-ARM'S LENGTH 192,000

Property Address Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
11579 SECOR RD 1.00 28,558 RA-1 2022R22838 DEED YES

Grantor Grantee Class Neigh. Assessment Ratio Appraisal Ratio
FONSECA ROBERTO & HILL RICHARD HICKS BRET & CRISTY 401 80,700 42.03 246,818 128.55

.....

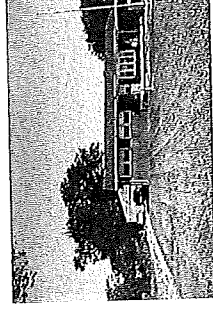
Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Term of Sale	Adj. Sales	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Yield	Bldg. Residual	Cost Minus E.C.F.	Prop. Price	ECF Area	Building Style	Land Value	Property Class	Building Descr.	
08 075 006 00	2152 W RAUCH RD	08/30/21	\$172,000	WD	03-ARMY'S LENGTH	\$172,000	\$66,200	38.11	\$169,511	\$27,745	\$140,955	\$124,745	1,442	\$123.43	00002 1STORY	\$27,503	SHERWOOD	401	62
08 075 011 00	2178 W RAUCH RD	05/10/21	\$180,000	WD	03-ARMY'S LENGTH	\$180,000	\$80,800	44.89	\$206,170	\$49,977	\$186,023	\$159,795	1,541	\$101.43	00002 1STORY	\$27,503	SHERWOOD	401	65
08 075 029 00	11682 DOUGLAS RD	02/13/23	\$205,000	WD	03-ARMY'S LENGTH	\$205,000	\$69,500	33.95	\$159,876	\$36,236	\$168,764	\$124,623	1,341	\$125.85	00002 1STORY	\$27,503	SHERWOOD	401	47
08 080 067 00	11557 BROOKSHIRE DR	07/16/21	\$187,000	WD	03-ARMY'S LENGTH	\$187,000	\$69,500	37.17	\$183,982	\$28,430	\$231,570	\$197,423	1,522	\$152.15	00002 TRILEVEL	\$27,503	SHERWOOD	401	78
08 080 016 00	11717 BROOKSHIRE DR	07/09/21	\$123,200	WD	03-ARMY'S LENGTH	\$123,200	\$59,000	47.89	\$149,602	\$30,460	\$97,740	\$117,581	1,402	\$84.16	00002 1STORY	\$25,000	SHERWOOD	401	62
08 080 047 00	11476 BROOKSHIRE DR	09/09/22	\$184,900	WD	03-ARMY'S LENGTH	\$184,900	\$66,900	37.26	\$156,517	\$27,383	\$157,517	\$127,226	1,556	\$101.23	00002 TRILEVEL	\$26,471	SHERWOOD	401	62
08 080 049 00	2388 DEVONSHIRE DR	09/29/21	\$190,000	WD	03-ARMY'S LENGTH	\$190,000	\$89,600	47.41	\$169,720	\$33,851	\$164,139	\$164,393	1,692	\$92.28	00002 1STORY	\$25,000	SHERWOOD	401	58
08 080 072 00	2389 DEVONSHIRE DR	10/28/21	\$190,000	WD	03-ARMY'S LENGTH	\$190,000	\$60,100	46.23	\$138,589	\$32,486	\$97,554	\$104,535	1,323	\$73.71	00002 1STORY	\$28,832	SHERWOOD	401	51
08 085 021 00	8298 WESTWOOD DR	02/09/21	\$140,000	LC	03-ARMY'S LENGTH	\$140,000	\$71,900	51.36	\$161,182	\$27,686	\$132,200	\$131,451	1,404	\$79.91	00002 1STORY	\$25,897	SHERWOOD	401	58
08 085 030 00	8321 EASTWOOD DR	06/08/22	\$185,000	WD	03-ARMY'S LENGTH	\$185,000	\$84,200	45.51	\$270,486	\$34,651	\$190,349	\$182,288	1,155	\$130.17	00001 1STORY	\$23,861	VILLAGE OF IDA	401	65
08 085 031 00	8371 EASTWOOD DR	09/29/22	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$90,800	40.36	\$208,274	\$28,419	\$188,281	\$182,699	1,250	\$150.62	00001 1STORY	\$21,913	VILLAGE OF IDA	401	63
Total:																			
Sale Price: \$2,397,800																			
Sale Ratio: 40.90																			
Std. Dev.: 5.87																			
E.C.F. => 1.043																			
Ave. E.C.F. => 1.046																			

E.C.F: 1.045 APPLIED TO WESTWOOD, SHERWOOD, RAUCH NEIGHBORHOODS

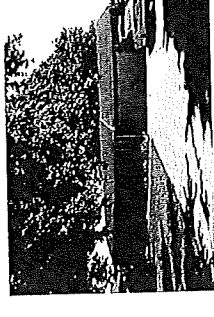
Detailed S Report



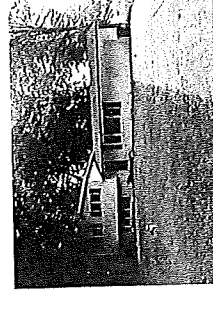
* Parcel Number * 08 075 006 00
 Date of Sale 08/30/2021
 Sale Price 173,700
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 173,700
 Reasons for Adj.
 Property Address 2152 W RAUCH RD
 Acres 0.41
 Land Value 27,503
 Zoning RA-1
 Liber/Page 2021R23187
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Class 401
 Neigh. 00002
 Assessment 66,200
 Ratio 38.11
 Appraisal 173,554
 Ratio 99.92
 Grantor SCOTT GENEVIEVE
 IOTT DALE



* Parcel Number * 08 075 011 00
 Date of Sale 05/10/2021
 Sale Price 180,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 180,000
 Reasons for Adj.
 Property Address 2178 W RAUCH RD
 Acres 0.41
 Land Value 27,503
 Zoning RA-1
 Liber/Page 2021R13086
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments
 Class 401
 Neigh. 00002
 Assessment 80,800
 Ratio 44.89
 Appraisal 211,051
 Ratio 117.25
 Grantor JOBE MAX JR ESTATE
 MCMULLEN AMANDA



* Parcel Number * 08 075 029 00
 Date of Sale 03/28/2022
 Sale Price 205,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 205,000
 Reasons for Adj.
 Property Address 11682 DOUGLAS RD
 Acres 0.42
 Land Value 27,812
 Zoning RA-1
 Liber/Page 2022R06667
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Class 401
 Neigh. 00002
 Assessment 80,800
 Ratio 44.89
 Appraisal 211,051
 Ratio 117.25
 Grantor N E D LLC
 JARVIS CHARLES D & COLEIRO YVONNE401 00002
 Assessment 69,600
 Ratio 33.95
 Appraisal 163,531
 Ratio 79.77



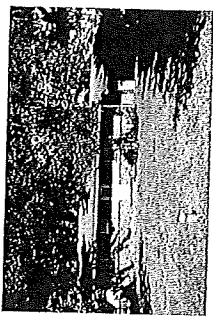
* Parcel Number * 08 075 035 00
 Date of Sale 02/13/2023
 Sale Price 260,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 260,000
 Reasons for Adj.
 Property Address 11778 DOUGLAS RD
 Acres 0.42
 Land Value 27,812
 Zoning RA-1
 Liber/Page 2023R02144
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Class 401
 Neigh. 00002
 Assessment 99,500
 Ratio 38.27
 Appraisal 237,652
 Ratio 91.40
 Grantor BEXTEN JEFFREY LEE
 HILBERT LAUREN & DROUILLARD THOMAS 401 00002

Detailed Sale Report

* Parcel Number * 08 080 007 00 Date of Sale 07/16/2021 Sale Price 187,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 187,000 Reasons for Adj.
 Property Address 11557 BROOKSHIRE DR Acres Land Value 0.34 25,000 Zoning RA-1 VerifiedBy 2021R19069 DEED Miscellaneous Comments
 Grantor BROOKS CYNTHIA Grantee SMITH ALYSSA Class Neigh. 401 00002 Assessment Ratio 69,500 37.17 Appraisal Ratio 188,330 100.71



* Parcel Number * 08 080 016 00 Date of Sale 07/09/2021 Sale Price 123,200 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 123,200 Reasons for Adj.
 Property Address 11717 BROOKSHIRE DR Acres Land Value 0.38 26,471 Zoning RA-1 VerifiedBy 2021R18422 PROPERTY T Miscellaneous Comments
 Grantor SCHULTZ MARK & NANCY Grantee MCHUGH CHAD Class Neigh. 401 00002 Assessment Ratio 59,000 47.89 Appraisal Ratio 153,123 124.29



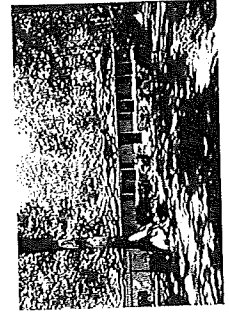
* Parcel Number * 08 080 018 00 Date of Sale 06/06/2022 Sale Price 184,900 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 184,900 Reasons for Adj.
 Property Address 11749 BROOKSHIRE DR Acres Land Value 0.38 26,471 Zoning RA-1 VerifiedBy 2022R12586 DEED Miscellaneous Comments
 Grantor STRANG SCOTT & GERALDINE Grantee DETERS HARRISON & KERSTIN Class Neigh. 401 00002 Assessment Ratio 68,900 37.26 Appraisal Ratio 163,760 88.57



* Parcel Number * 08 080 047 00 Date of Sale 06/25/2021 Sale Price 189,000 Instr. WD Terms of Sale 03-ARM'S LENGTH Adj. Sale Price 189,000 Reasons for Adj.
 Property Address 11476 BROOKSHIRE DR Acres Land Value 0.34 25,000 Zoning RA-1 VerifiedBy 2021R21216 PROPERTY T Miscellaneous Comments
 Grantor WEBER MARTIN JR, MARK SR, MICHAELLASH ERIC CHRISTOPHER & ELIZABETH401 Grantee Class Neigh. 00002 Assessment Ratio 89,600 47.41 Appraisal Ratio 204,652 108.28



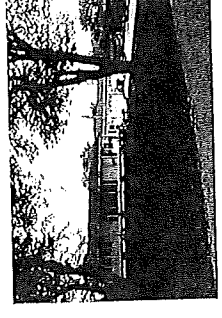
Detailed S Report



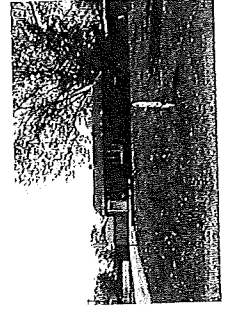
* Parcel Number * 08 080 049 00
 Date of Sale 10/28/2021
 Sale Price 130,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 130,000
 Reasons for Adj.
 Property Address 2388 DEVONSHIRE DR
 Acres Land Value 0.45 28,832
 Zoning RA-1
 Liber/Page 2021R28093
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments
 Grantor POWERS ANDREW
 Class Neigh. 00002
 Assessment 60,100
 Ratio 46.23
 Appraisal Ratio 141,725
 109.02



* Parcel Number * 08 080 072 00
 Date of Sale 12/09/2021
 Sale Price 140,000
 Instr. LC
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 140,000
 Reasons for Adj.
 Property Address 2293 DEVONSHIRE DR
 Acres Land Value 0.36 25,697
 Zoning RA-1
 Liber/Page 2021R31598
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments RENTERS PURCHASED HOME
 Grantor SASFY LILLIAN
 Class Neigh. 00002
 Assessment 71,900
 Ratio 51.36
 Appraisal Ratio 165,124
 117.95



* Parcel Number * 08 085 021 00
 Date of Sale 06/08/2022
 Sale Price 185,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 185,000
 Reasons for Adj.
 Property Address 8296 WESTWOOD DR
 Acres Land Value 0.31 23,861
 Zoning RA-2
 Liber/Page 2022R12988
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor KARRICK DENYSE
 Class Neigh. 00001
 Assessment 84,200
 Ratio 45.51
 Appraisal Ratio 234,424
 126.72



* Parcel Number * 08 085 030 00
 Date of Sale 05/31/2023
 Sale Price 225,900
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 225,900
 Reasons for Adj.
 Property Address 8361 EASTWOOD DR
 Acres Land Value 0.26 21,403
 Zoning RA-2
 Liber/Page 2023R08739
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments
 Grantor BOWMAN BRIAN K & DANIELLE
 Class Neigh. 00001
 Assessment 76,800
 Ratio 34.00
 Appraisal Ratio 151,534
 67.08

Detailed Sale Report

* Parcel Number * Date of Sale Sale Price Instr. Terms of Sale Adj. Sale Price Reasons for Adj.
08 085 031 00 09/23/2022 225,000 WD 03-ARM'S LENGTH 225,000

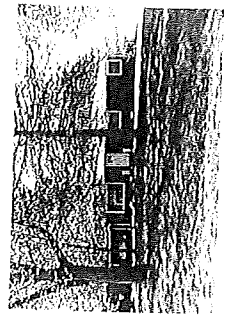
Property Address
8371 EASTWOOD DR

Acres Land Value Zoning Liber/Page VerifiedBy Improved? Miscellaneous Comments
0.26 21,913 RA-2 2022R20268 DEED YES

Grantor
DOHERTY HANNAH

Grantee
WYATT KYLE & KASEY

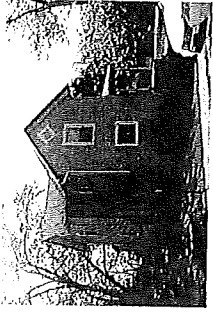
Class Neigh. Assessment Ratio Appraisal Ratio
401 00001 90,800 40.36 213,708 94.98



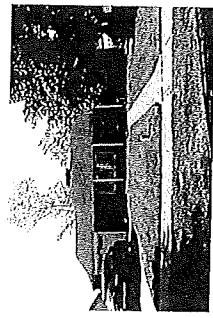
Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Property Class	Building Deprec.
08 055 024 00	2831 MILL ST	09/28/22	\$143,000	WD	03-ARMY'S LENGTH	\$143,000	\$65,300	46.36	\$353,177	\$45,584	\$97,565	\$105,264	0.528	1,912	\$51.09	00953 2 STORY	SMALL LOT RES	\$37,900	401	45
08 055 026 00	8865 IDA EAST RD	06/07/21	\$247,000	WD	03-ARMY'S LENGTH	\$247,000	\$107,000	43.32	\$246,734	\$27,800	\$219,000	\$215,600	1.016	1,625	\$134.82	00653 1 STORY	SMALL LOT RES	\$22,394	401	72
08 060 007 00	8335 IDA WEST RD	04/08/21	\$173,000	WD	03-ARMY'S LENGTH	\$173,000	\$71,300	41.21	\$346,356	\$21,930	\$151,770	\$135,240	1.122	1,715	\$88.50	00660 1.75 STORY	VILLAGE OF IDA	\$15,178	401	47
08 060 009 00	2833 PRIGG ST	11/23/21	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$50,700	37.56	\$306,751	\$29,104	\$105,886	\$82,603	1.283	1,152	\$91.92	00660 1.75 STORY	VILLAGE OF IDA	\$15,178	401	47
08 060 014 00	2949 SOUTHWICK ST	09/27/22	\$149,900	WD	03-ARMY'S LENGTH	\$149,900	\$69,000	45.35	\$166,091	\$22,103	\$127,757	\$153,088	0.835	1,512	\$84.52	00660 2 STORY	VILLAGE OF IDA	\$19,178	401	64
		Totals:	\$847,900			\$847,900	\$383,300	42.85	\$820,039	\$702,209	\$691,791	\$891,791	1.015		\$90.17					
								3.52					Avg. E.C.F. =>	1.037						

ECF: 1.015 APPLIED TO VILLAGE PLAT OF IDA AND VAN AIKEN NEIGHBORHOODS

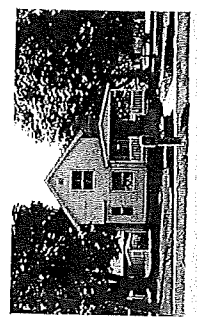
* Parcel Number * 08 055 024 00
 Date of Sale 09/28/2022
 Sale Price 143,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 143,000
 Reasons for Adj.
 Property Address 2831 MILL ST
 Acres 0.78
 Land Value 37,900
 Zoning RA-2
 Liber/Page 2022R19376
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments
 Grantor NOLAN SCOTT
 Class 401
 Neigh. 00055
 Assessment 66,300
 Ratio 46.36
 Appraisal Ratio 155,565
 108.79



* Parcel Number * 08 055 026 00
 Date of Sale 06/20/2022
 Sale Price 247,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 247,000
 Reasons for Adj.
 Property Address 8065 IDA EAST RD
 Acres 0.27
 Land Value 22,334
 Zoning RA-2
 Liber/Page 2022R14187
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor STOTZ JESSE A & TAEFF-STOTZ ABBEWOELMER TYLER & MARA
 Class 401
 Neigh. 00055
 Assessment 107,000
 Ratio 43.32
 Appraisal Ratio 259,222
 102.52



* Parcel Number * 08 060 007 00
 Date of Sale 10/10/2022
 Sale Price 195,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 195,000
 Reasons for Adj.
 Property Address 8335 IDA WEST RD
 Acres 0.20
 Land Value 19,178
 Zoning RM
 Liber/Page 2022R19915
 VerifiedBy DEED
 Improved? YES
 Miscellaneous Comments
 Grantor GEYMAN KENNEDY & STRAZZULA MICHAELWOERNER STEVEN & ROBERTSON-WENDY L401
 Class 401
 Neigh. 00060
 Assessment 61,200
 Ratio 31.38
 Appraisal Ratio 163,830
 84.02



* Parcel Number * 08 060 009 00
 Date of Sale 12/23/2021
 Sale Price 135,000
 Instr. WD
 Terms of Sale 03-ARM'S LENGTH
 Adj. Sale Price 135,000
 Reasons for Adj.
 Property Address 2818 RIGGS ST
 Acres 0.20
 Land Value 19,178
 Zoning RM
 Liber/Page 2022R00383
 VerifiedBy PROPERTY T
 Improved? YES
 Miscellaneous Comments
 Grantor BRADLEY COURT
 Class 401
 Neigh. 00060
 Assessment 50,700
 Ratio 37.56
 Appraisal Ratio 112,946
 83.66





Detailed Report

02/12/2024
02:54 PM

* Parcel Number * 08 060 014 00
Date of Sale 09/27/2022
Sale Price 149,900
Instr. WD
Terms of Sale 03-ARM'S LENGTH
Adj. Sale Price 149,900
Reasons for Adj.
Property Address 2849 SOUTHWICK ST
Acres 0.20
Land Value 19,178
Zoning RM
Liber/Page 2022R19640
VerifiedBy DEED
Improved? YES
Miscellaneous Comments
Grantor SATKOWSKI TARA
Grantee KUCZYNSKI FALICIA & GRIMM LISA 401
Class Neigh. 00060
Assessment 68,000
Ratio 45.36
Appraisal Ratio 180,390
120.34

.....

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Ad. with SdL	CR/Asp/Ch	Lot Area	Blg. Residual	Cost/Man. S	Floor Area	S/Sq. Ft.	ECF Axes	Building Style	Land Value	Per Parcel	in S	Land Table	Agency	Challenge	Ord.
08 003 00	2866 LEWIS AVE	07/30/21	\$425,000	WD	03-ARMY LENGTH	\$425,000	\$425,000	\$18,218	3616	\$109,301	\$116,215	2,300	\$47.78	201.1 STORY	201	\$4,838			COM 201			71
08 055 00	2883 LEWIS AVE	03/28/23	\$170,000	WD	03-ARMY LENGTH	\$170,000	\$170,000	\$15,996	4029	\$154,309	\$147,856	3,567	\$59.10	00090.175 STORY	201	\$15,690	08145	008.10	COM 201			45
08 055 00	2849 LEWIS AVE	11/02/21	\$127,000	WD	03-ARMY LENGTH	\$127,000	\$127,000	\$20,805	5110	\$110,938	\$116,348	2,325	\$47.68	201.2 STORY	201	\$11,760			COM 201			49
Totals:			\$422,000			\$422,000	\$422,000	\$392,974	42.32	\$375,118	\$380,159					\$44.83						
									7.72													

ECF: 1.00 APPLIED TO RESIDENTIAL BUILDINGS IN COMMERCIAL NEIGHBORHOOD

Parcel Number: 58 08 003 033 00

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: 2866 LEWIS AVE

Class: COMMERCIAL-IMPROV Zoning: C

School: IDA PUBLIC SCHOOL DISTRICT

P.R.E. 0%

MAP #: 2024 Est TCY Tentative

Owner's Name/Address	2024 Est TCY Tentative
J & H PROPERTIES IDA LLC 20283 BOURASSA AVE BROWNSTOWN CHARTER TWP MI 48183	Land Value Estimates for Land Table 0020.COM 201

Tax Description	Rate	Size % Good	Cash Value
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'E 253 FT TO POR	0.13 Total Acres	Total Est. Land Value =	4,838
Public Improvements			
Dirt Road			
Gravel Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			

Work Description for Permit 3759, Issued 10/14/1997: 5 X 5 PORCH

Who	When	What
LS	09/27/2023	PHOTO UPDA
LS	07/11/2022	SALES REVI
LS	08/25/2021	INSPECTED

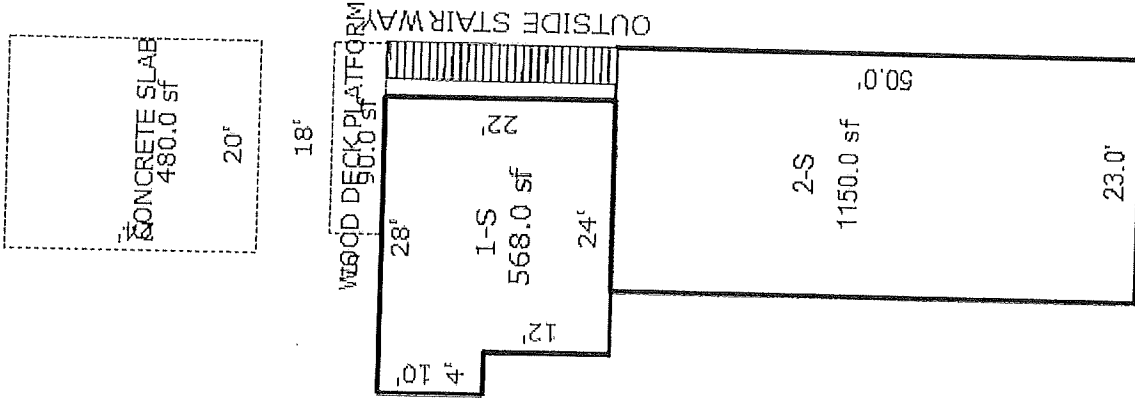


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	3,000	55,300	58,300			56,070C
2022	4,200	49,200	53,400			53,400S
2021	4,700	40,500	45,200			36,502C

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

<p>Desc. of Bldg/Section: DERRIES OF IDA/APARTMENTS Calculator Occupancy: Stores - Retail</p> <p>Class: D Quality: Low Cost Stories: 1 Perimeter: 154</p> <p>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. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 50,325</p> <p>ECF (COMMERCIAL) Replacement Cost/Floor Area= 125.03 0.870 => TCV of Bldg: 1 = 43,783 Est. TCV/Floor Area= 38.07</p>		<p>Calculator Cost Computations <<<<<< >>>>>></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> <tr> <td colspan="5">Quality: Low Cost</td> </tr> <tr> <td colspan="5">Heat#1: Package Heating & Cooling 100</td> </tr> <tr> <td colspan="5">Heat#2: Package Heating & Cooling 0%</td> </tr> <tr> <td colspan="5">Ave. SqFt/Story: 1150</td> </tr> <tr> <td colspan="5">Ave. Perimeter: 154</td> </tr> <tr> <td colspan="5">Has Elevators:</td> </tr> <tr> <td colspan="5">*** Basement Info ***</td> </tr> </table> <p>Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Office (No Rates) Type #1: Office Area #2: Office (No Rates) Type #2: Office * Sprinkler Info *</p>		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 ***					<p>(11) 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>Few</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Unfinished</td> <td>Many</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> <td>Typical</td> <td>Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Armored Cable</td> <td>Incandescent</td> <td>Fluorescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Non-Metallic</td> <td>Mercury</td> <td>Mercury Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Bus Duct</td> <td>Transformer</td> <td>Transformer</td> </tr> </table> <p>(13) Roof Structure: Slope=0 (14) Roof Cover:</p>		Outlets:		Fixtures:		Few	Average	Few	Average	Many	Unfinished	Many	Unfinished	Typical	Typical	Typical	Typical	Flex Conduit	Armored Cable	Incandescent	Fluorescent	Rigid Conduit	Non-Metallic	Mercury	Mercury Vapor	Bus Duct	Bus Duct	Transformer	Transformer
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 ***																																																																												
Outlets:		Fixtures:																																																																										
Few	Average	Few	Average																																																																									
Many	Unfinished	Many	Unfinished																																																																									
Typical	Typical	Typical	Typical																																																																									
Flex Conduit	Armored Cable	Incandescent	Fluorescent																																																																									
Rigid Conduit	Non-Metallic	Mercury	Mercury Vapor																																																																									
Bus Duct	Bus Duct	Transformer	Transformer																																																																									
<p>(1) Excavation/Site Prep:</p> <p>(2) Foundation: Brick/Stone Block</p> <p>(3) Frame:</p> <p>(4) Floor Structure:</p> <p>(5) Floor Cover:</p> <p>(6) Ceiling:</p>		<p>(7) Interior:</p> <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many</td> <td>Average</td> <td>Few</td> </tr> <tr> <td>Above Ave.</td> <td>Typical</td> <td>None</td> </tr> <tr> <td colspan="3">Urinals</td> </tr> <tr> <td colspan="3">3-Piece Baths</td> </tr> <tr> <td colspan="3">2-Piece Baths</td> </tr> <tr> <td colspan="3">Shower Stalls</td> </tr> <tr> <td colspan="3">Toilets</td> </tr> <tr> <td colspan="3">Water Softeners</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</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td></td> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table>		Many	Average	Few	Above Ave.	Typical	None	Urinals			3-Piece Baths			2-Piece Baths			Shower Stalls			Toilets			Water Softeners			X	Gas	Coal	Hand Fired		Oil	Stoker	Boiler																																									
Many	Average	Few																																																																										
Above Ave.	Typical	None																																																																										
Urinals																																																																												
3-Piece Baths																																																																												
2-Piece Baths																																																																												
Shower Stalls																																																																												
Toilets																																																																												
Water Softeners																																																																												
X	Gas	Coal	Hand Fired																																																																									
	Oil	Stoker	Boiler																																																																									
<p>(1) Excavation/Site Prep:</p>		<p>(39) Miscellaneous:</p>																																																																										

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



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

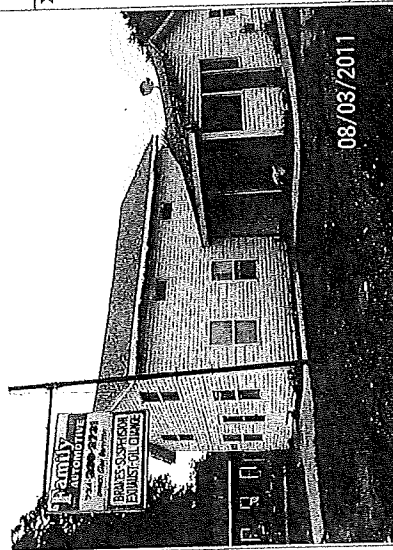
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
HATHAWAY SCOTT & TERRY	LOTT BENJAMIN	170,000	03/28/2023	WD	03-ARM'S LENGTH	2023R07127	PROPERTY TRANSFER	100.0
FEDERAL NATIONAL MORTGAGE	HATHAWAY SCOTT & TERRY	39,000	08/13/2010	WD	03-ARM'S LENGTH	2010R15414	DEED	100.0
NORTHERN OHIO INVESTMENT	FEDERAL NATIONAL MORTGAGE	1	01/14/2010	QC	09-FAMILY	2010R01124	DEED	0.0
GARRISON HARRY III & KRIS	NORTHERN OHIO INVESTMENT	62,640	10/29/2009	WD	10-FORECLOSURE	2009R19608	DEED	0.0
Property Address	Class: COMMERCIAL-IMPROV Zoning: C Building Permit(s)							
2883 LEWIS AVE	School: IDA PUBLIC SCHOOL DISTRICT Electrical							
Owner's Name/Address	P.R.E. 0%							
LOTT BENJAMIN	MAP #: 02							
4681 SEAGER RD	2024 Est TCV Tentative							
BLISSFIELD MI 49228	Land Value Estimates for Land Table 0020.COM 201							

X Improved	Vacant	Land Value Estimates for Land Table 0020.COM 201	
Public Improvements		* Factors *	
Dirt Road		Description	Frontage
Gravel Road		Depth	Rate %Adj. Reason
Paved Road		11550 SqFt	100
Storm Sewer		COM SF RAT VILLAGE PRIME	Total Est. Land Value =
Sidewalk		0.27 Total Acres	11,319
Water			11,319
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			

Land Improvement Cost Estimates	Rate	Size & Good	Cash Value
Residential Local Cost Land Improvements	Rate	Size & Good	Cash Value
4 IN REN CONCRETE	2.75	1	42
Total Estimated Land Improvements			True Cash Value =
			1

Work Description for Permit PE100036, Issued 11/18/2010: service upgrade

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	6,900	69,400	76,300			55,314C
2022	9,800	57,400	67,200			52,680C
2021	11,000	65,900	76,900			50,998C



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

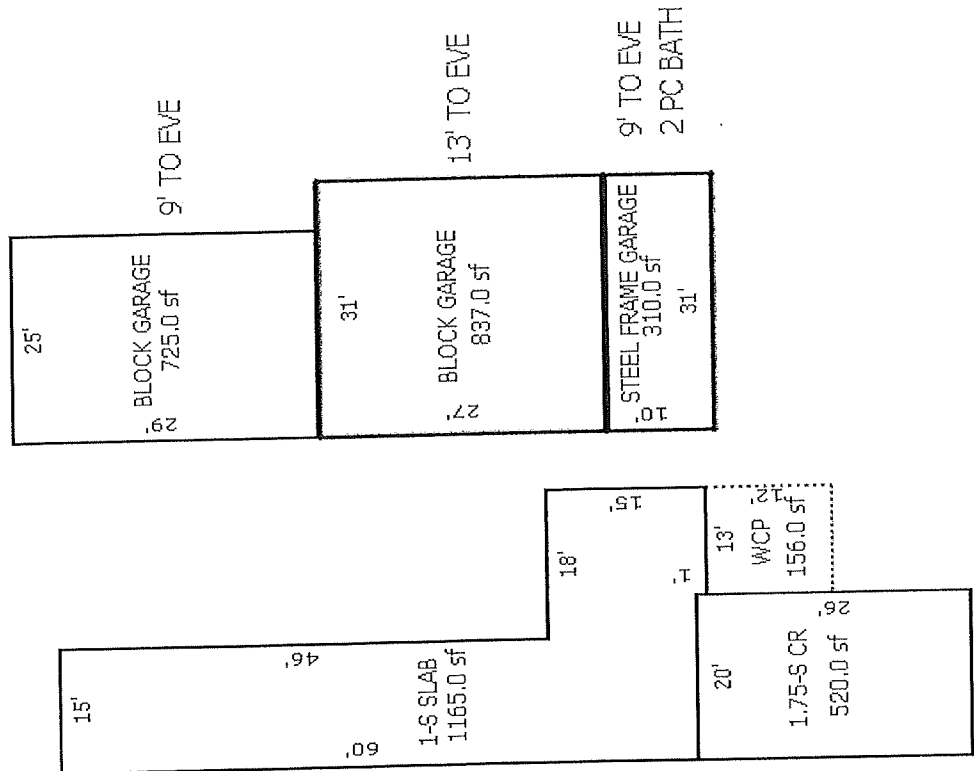
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family	Eavestrough	Insulation		X Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Interior 1 Story	Area Type	Year Built:	Car Capacity:		
Mobile Home	0 Front Overhang	Wood	Coal	Steam	Forced Air w/o Ducts	Forced Air w/o Ducts	Dishwasher	Interior 2 Story	Two/Same Stack	156 WCP (1 Story)	Class:	Exterior:		
Town Home	0 Other Overhang	Forced Air w/o Ducts	Forced Hot Water	Electric Baseboard	Electric Baseboard	Electric Baseboard	Garbage Disposal	Exterior 1 Story	Exterior 1 Story	Brick Ven.:	Stone Ven.:			
Duplex		Forced Hot Water	Elec. Ceil. Radiant	Radiant (in-floor)	Electric Wall Heat	Space Heater	Bath Heater	Exterior 2 Story	Prefab 1 Story	Common Wall:	Foundation:			
A-Frame		Elec. Ceil. Radiant	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Forced Heat & Cool	Vent Fan	Heat Circulator	Heat Circulator	Finished ?:	Auto. Doors:			
X Wood Frame	(4) Interior	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	Hot Tub	Raised Hearth	Wood Stove	Mech. Doors:	Area:			
	Drywall X Plaster	Space Heater	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	No Heating/Cooling	Unvented Hood	Direct-Vented Ga	Class: D +10	% Good:	Storage Area:			
	Paneled Wood T&G	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	No Heating/Cooling	Central Air	Vented Hood	Effec. Age: 56	Floor Area: 2,075	No Conc. Floor:				
	Trim & Decoration	Forced Heat & Cool	Heat Pump	No Heating/Cooling	Central Air	Wood Furnace	Hot Tub	Total Base New : 240,767	Total Depr Cost: 108,350	E.C.F. X 1.000	Bsmnt Garage:			
Building Style:	Ex X Ord	Heat Pump	No Heating/Cooling	Central Air	Wood Furnace	(12) Electric	Unvented Hood	Estimated T.C.V: 108,350			Carport Area:			
1.75 STORY	Size of Closets	No Heating/Cooling	Central Air	Wood Furnace	(12) Electric	0/Amps Service	Vented Hood				Roof:			
0	Lg X Ord	Central Air	Wood Furnace	(12) Electric	0/Amps Service	No./Qual. of Fixtures	Intercom							
Condition: Good	Small	Wood Furnace	(12) Electric	0/Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	Jacuzzi Tub							
	Doors Solid X H.C.	(12) Electric	0/Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Jacuzzi repl. Tub							
Room List	(5) Floors	Kitchen: Carpeted	Other: Carpeted	Other:	(6) Ceilings	Many X Ave. Few	Oven							
Basement	X Plaster	Other:			X Plaster	(13) Plumbing	Microwave							
1st Floor						Average Fixture(s)	Standard Range							
2nd Floor						2	Self Clean Range							
4 Bedrooms						3 Fixture Bath	Sauna							
(1) Exterior						2 Fixture Bath	Trash Compactor							
X Wood/Shingle						Softener, Auto	Central Vacuum							
Aluminum/Vinyl						Softener, Manual	Security System							
Brick						Solar Water Heat								
Insulation						No Plumbing								
(2) Windows						Extra Toilet								
Many						Extra Sink								
Avg. Large						Separate Shower								
X Avg. Small						Ceramic Tile Floor								
Few						Ceramic Tile Wains								
X Wood Sash						Ceramic Tub Alcove								
Metal Sash						Vent Fan								
Vinyl Sash						(14) Water/Sewer								
Double Hung						Public Water								
Horiz. Slide						Public Sewer								
Casement						Water Well								
Double Glass						1000 Gal Septic								
Patio Doors						2000 Gal Septic								
Storms & Screens						Lump Sum Items:								
(3) Roof						Joists:								
X Gable						Unsupported Len:								
Hip						Cntx.Sup:								
Flat														
X Asphalt Shingle														
Chimney: Brick														

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls D 10 Bit 0
 (11) Heating System: Forced Air w/ Ducts
 Ground Area = 1685 SF Floor Area = 2075 SF.
 Phy/Ab. Phy/Func/Econ/Comb. % Good=45/100/100/100/45
 Building Areas
 Stories Exterior Foundation
 1.75 Story Siding Slab
 1 Story Siding Slab
 Other Additions/Adjustments
 Plumbing
 3 Fixture Bath
 Porches
 WCP (1 Story)
 Water/Sewer
 Public Sewer
 Water Well, 100 Feet
 Unit-in-Place Cost Items
 EXTRA KITCHEN
 Notes: DUPLEX
 ECF (RES BLD/ IN COM) 1.000 => TCV: 108,350

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

Parcel Number: 58 08 055 001 00, Residential Building 1



Sketch by Apex Medina™

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

Desc. of Bldg/Section: CAL 192 Calculator Occupancy: Garages - Storage		Construction Cost High Above Ave. Ave. Low X	
Class: D Floor Area: 310 Gross Bldg Area: 1,872 Stories Above Grd: 1 Average Sty Hght: 10 Bsmnt Wall Hght		Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 310 Ave. Perimeter Has Elevators:	
Depr. Table : 3% Effective Age : 29 Physical %Good: 41 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type:	
Year Built Remodeled		Heat: Hot Water, Radiant Floor * Mezzanine Info *	
Overall Bldg Height		Area #1: Type #1: Area #2: Type #2:	
Comments:		* Sprinkler Info *	
Area: Type: Average		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	
Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(9) Sprinklers:			
(10) Heating and Cooling:			
Gas Oil		Coal Stoker	
Hand Fired Boiler		Hand Fired Boiler	
(11) Electric and Lighting:			
Outlets: Few Average Many Unfinished Typical		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:			
(39) Miscellaneous:			
(40) Exterior Wall:			
Thickness		Bsmnt Insul.	

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

Desc. of Bldg/Section: CAL 192
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: C Quality: Good
 Stories: 1 Story Height: 13 Perimeter: 0
 <<<<<< Calculator Cost Computations >>>>>>

Construction Cost			
Floor Area: 837	High	Above Ave.	Ave. X Low
Gross Bldg Area: 1,872	** ** Calculator Cost Data ** **		
Stories Above Grd: 1	Quality: Good		
Average Sty Hght : 13	Heat#1: No Heating or Cooling 0%		
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%		
Depr. Table : 3%	Ave. SqFt/Story: 837		
Effective Age : 37	Ave. Perimeter		
Physical %Good: 35	Has Elevators:		
Func. %Good : 100	*** Basement Info ***		
Economic %Good: 100	Area:		
Year Built	Perimeter:		
Remodeled	Type:		
Overall Bldg Height	Heat: Hot Water, Radiant Floor		
Comments:	* Mezzanine Info *		
	* Sprinkler Info *		

Base Rate for Upper Floors = 62.64
 Adjusted Square Foot Cost for Upper Floors = 62.64
 Total Floor Area: 837
 Base Cost New of Upper Floors = 52,430
 Reproduction/Replacement Cost = 52,430
 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 18,351
 ECF (RES BLD/ IN COM) 0.870 => TCV of Bldg: 2 = 15,965
 Replacement Cost/Floor Area= 62.64 Est. TCV/Floor Area= 19.07

(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***

Desc. of Bldg/Section: CAL 192
 Calculator Occupancy: Sheds - Equipment 4 Wall Building
 Class: C
 Floor Area: 725
 Gross Bldg Area: 1,872
 Stories Above Grd: 1
 Average Sty Hght: 9
 Bsmnt Wall Hght
 Depr. Table : 3%
 Effective Age : 37
 Physical %Good: 35
 Func. %Good : 100
 Economic %Good: 100
 Year Built
 Remodeled
 Overall Bldg Height
 Comments:

High Above Ave. Ave. X Low
 ** ** Calculator Cost Data ** **
 Quality: Good
 Heat#1: Space Heaters, Gas with Fan 0%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 725
 Ave. Perimeter
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type:

Class: C Quality: Good
 Stories: 1 Story Height: 9
 Base Rate for Upper Floors = 66.57
 Adjusted Square Foot Cost for Upper Floors = 66.57
 Total Floor Area: 725
 Base Cost New of Upper Floors = 48,263
 Reproduction/Replacement Cost = 48,263
 Eff. Age: 37 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 16,892
 ECF (RES BLD/ IN COM) 0.870 => TCV of Bldg: 3 = 14,696
 Replacement Cost/Floor Area= 66.57 Est. TCV/Floor Area= 20.27

<<<<<< 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 Coal Hand Fired
 Oil Stoker Boiler

(11) Electric and Lighting: (39) Miscellaneous:
 Outlets: Fixtures:
 Few Average Few
 Many Unfinished Many
 Typical Unfinished Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (13) Roof Structure: Slope=0
 Thickness Bsmnt Insul.
 (14) Roof Cover: _____

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Frcnt. 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-FORCLOSURE	2010R22375	DEED	0.0	
Property Address		Building Permit(s)							Status
2849 LEWIS AVE		Class: RESIDENTIAL-IMPRO Zoning: C							
Owner's Name/Address		School: IDA PUBLIC SCHOOL DISTRICT							
MKZ MONROE PROPERTIES LLC		P.R.E. 0%							
7455 WHITE HORSE CR		MAP #: 02							
MONROE MI 48161		2024 Est TCY Tentative							

X	Improved	Vacant	Land Value Estimates for Land Table 0020.COM 201	
	Public Improvements			
X	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	Rate	Reason	Value
		COM SF RAT VILLAGE PRIME	12000	SqFt	0.98000	100	11,760
		0.28 Total Acres			Total Est.	Land Value =	11,760
Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value	
		D/W/P: Crushed Rock	2.40	2000	74	3,552	
		Wood Frame	34.14	80	10	273	
		Wood Frame	26.41	192	10	507	
		Total Estimated Land Improvements			True Cash Value =	4,332	

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

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

Topography of Site

Who	When	What
LS	09/14/2022	SALES REVI
PB	12/23/2013	DATA ENTER
PB	01/18/2012	DATA ENTER

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

*** 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	Eavestrough	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area Type	Year Built:	Interior 2 Story	110 CCP (1 Story)	Car Capacity:	Interior 2 Story	Class:	
Mobile Home	Insulation	Wood	Coal	Steam	Cook Top	2nd/Same Stack	30 Treated Wood	Exterior:	Dishwasher			Exterior 1 Story	Brick Ven.:	
Duplex	0 Front Overhang	Forced Air w/o Ducts			Garbage Disposal	Bath Heater		Stone Ven.:	Bath Heater			Exterior 2 Story	Common Wall:	
A-Frame	0 Other Overhang	Forced Air w/ Ducts			Forced Hot Water	Vent Fan		Foundation:	Vent Fan			Finished ?:	Auto. Doors:	
X Wood Frame	(4) Interior	Electric Baseboard			Elec. Ceil. Radiant	Hot Tub		Mech. Doors:	Hot Tub			Area:	% Good:	
Building Style:	Paneled	Elec. Wall Heat			Radiant (in-floor)	Unvented Hood		Storage Area:	Heat Circulator			No Conc. Floor:		
2 STORY	Trim & Decoration	Space Heater			Electric Wall Heat	Intercom		Bsmnt Garage:	Raised Hearth					
Yr Built	Ex	X	Ord	Min	Space Heater	Wall/Floor Furnace		Carpport Area:	Wood Stove					
0	Size of Closets	Heat Pump			Wall/Floor Furnace	Jacuzzi Tub		Roof:	Direct-Vented Ga					
Condition: Good	Lg	X	Ord	Small	Forced Heat & Cool	Heat Pump			Class: D					
Room List	Doors	Solid	X	H.C.	No Heating/Cooling	Oven			Effec. Age: 51					
Basement	(5) Floors	Kitchen:			Central Air	Microwave			Floor Area: 2,326					
1st Floor	Other:	Kitchen:			Wood Furnace	Standard Range			Total Base New : 234,888					
2nd Floor		Other:			(12) Electric	Self Clean Range			Total Depr Cost: 116,348					
Bedrooms		Other:			0 Amps Service	Sauna			Estimated T.C.V: 101,223					
(1) Exterior		No./Qual. of Fixtures				Trash Compactor								
X Wood/Shingle		Ex.	X	Ord.	Min	Central Vacuum								
Aluminum/Vinyl	(6) Ceilings	No. of Elec. Outlets				Security System								
Brick		Many	X	Ave.	Few									
Insulation		(13) Plumbing												
(2) Windows		Average Fixture(s)												
Many		2												
X Avg.	Excavation	3 Fixture Bath												
Few	Basement: 0 S.F.	2 Fixture Bath												
Wood Sash	Crawl: 1172 S.F.	Softener, Auto												
Metal Sash	Slab: 0 S.F.	Solar Water Heat												
Vinyl Sash	Height to Joists: 0.0	No Plumbing												
Double Hung	(8) Basement	Extra Toilet												
Horiz. Slide	Conc. Block	Extra Sink												
Casement	Poured Conc.	Separate Shower												
Double Glass	Stone	Ceramic Tile Floor												
Patio Doors	Treated Wood	Ceramic Tile Wains												
Storms & Screens	Concrete Floor	Ceramic Tub Alcove												
(3) Roof	(9) Basement Finish	Vent Fan												
Gable	Recreation SF	(14) Water/Sewer												
Hip	Living SF	Public Water												
Flat	Walkout Doors (B)	Public Sewer												
X Asphalt Shingle	No Floor SF	Water Well												
Chimney: Brick	Walkout Doors (A)	1000 Gal Septic												
	(10) Floor Support	2000 Gal Septic												
	Joists:	Lump Sum Items:												
	Unsupported Len:													
	Contn.Sup.													

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

Notes:

ECF (COMMERCIAL) 0.870 => TCV:

Totals: 2,980
234,888
116,348
101,223

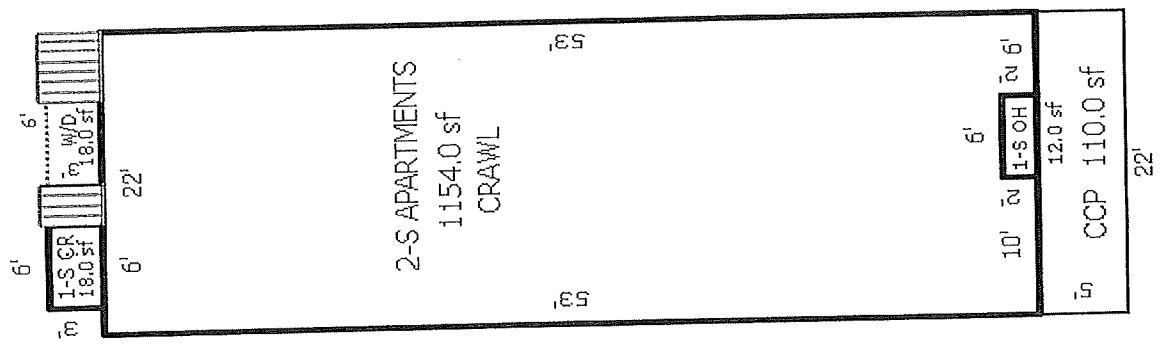
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1172 SF Floor Area = 2326 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories Exterior Foundation
2 Story Siding Crawl Space
1 Story Siding Crawl Space
Other Additions/Adjustments
Plumbing 3 Fixture Bath 1
Porches CCP (1 Story) 110 2,717 1,331
Deck Treated Wood 30 1,365 669
Water/Sewer Public Sewer 1 1,242 609
Unit-in-Place Cost Items Water Well, 100 Feet 1 5,818 2,851
EXTRA KITCHEN

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 Wains
Ceramic Tub Alcove
Vent Fan

Cost New Depr. Cost
217,337 106,496
3,429 1,680
2,717 1,331
1,365 669
1,242 609
5,818 2,851
2,980 2,712
234,888 116,348
101,223

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



Sketch by Apex Medina™

*** 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			\$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 RES NEIGHBORHOODS