

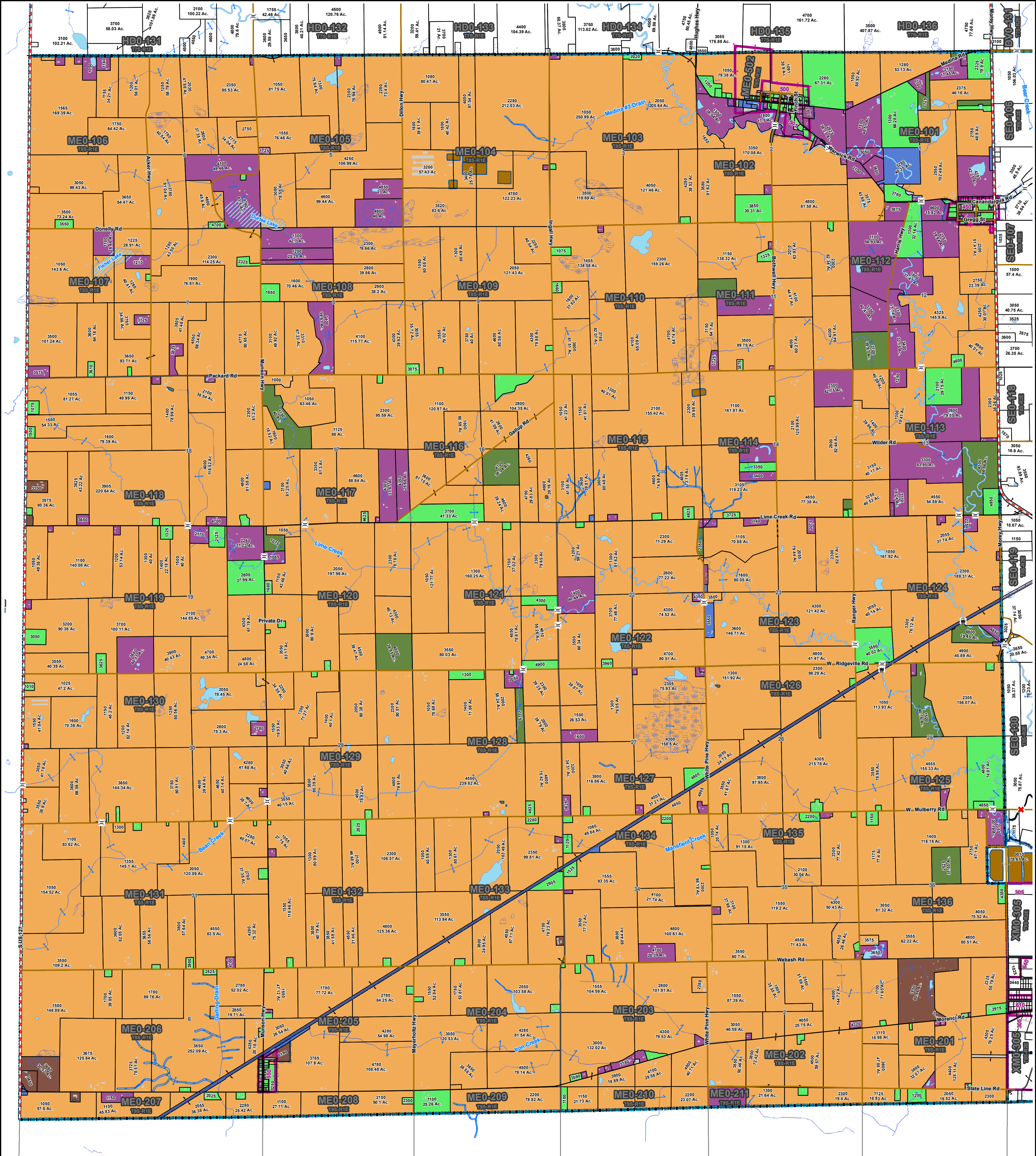
Lenawee County G.I.S  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 PHONE: (517)264-4522  
 FAX: (517)264-4529

Medina Township  
 4015 Residential Land Sales

Legend  
 L-4015

1 inch = 1,600 feet  
 \*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.





Lenawee County G.I.S  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522  
 ADRIAN, MI. 49221 FAX: (517)264-4529

Medina Township  
 ECF Table

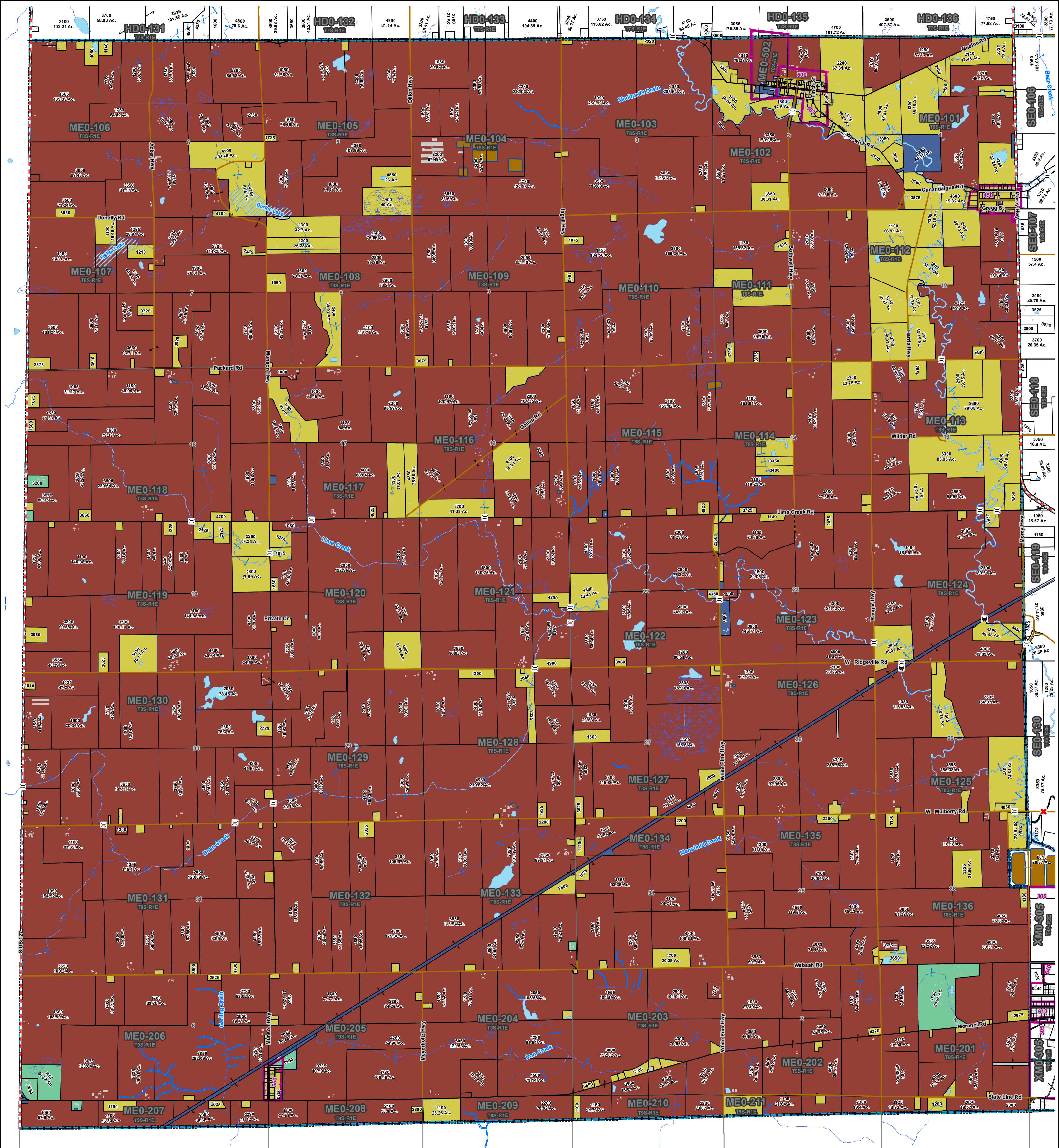
- Legend
- ECF Table
  - Other
  - EXEMP
  - ME101
  - ME4
  - ME5
  - ME6
  - MECOM



1 inch = 1,600 feet

\*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.





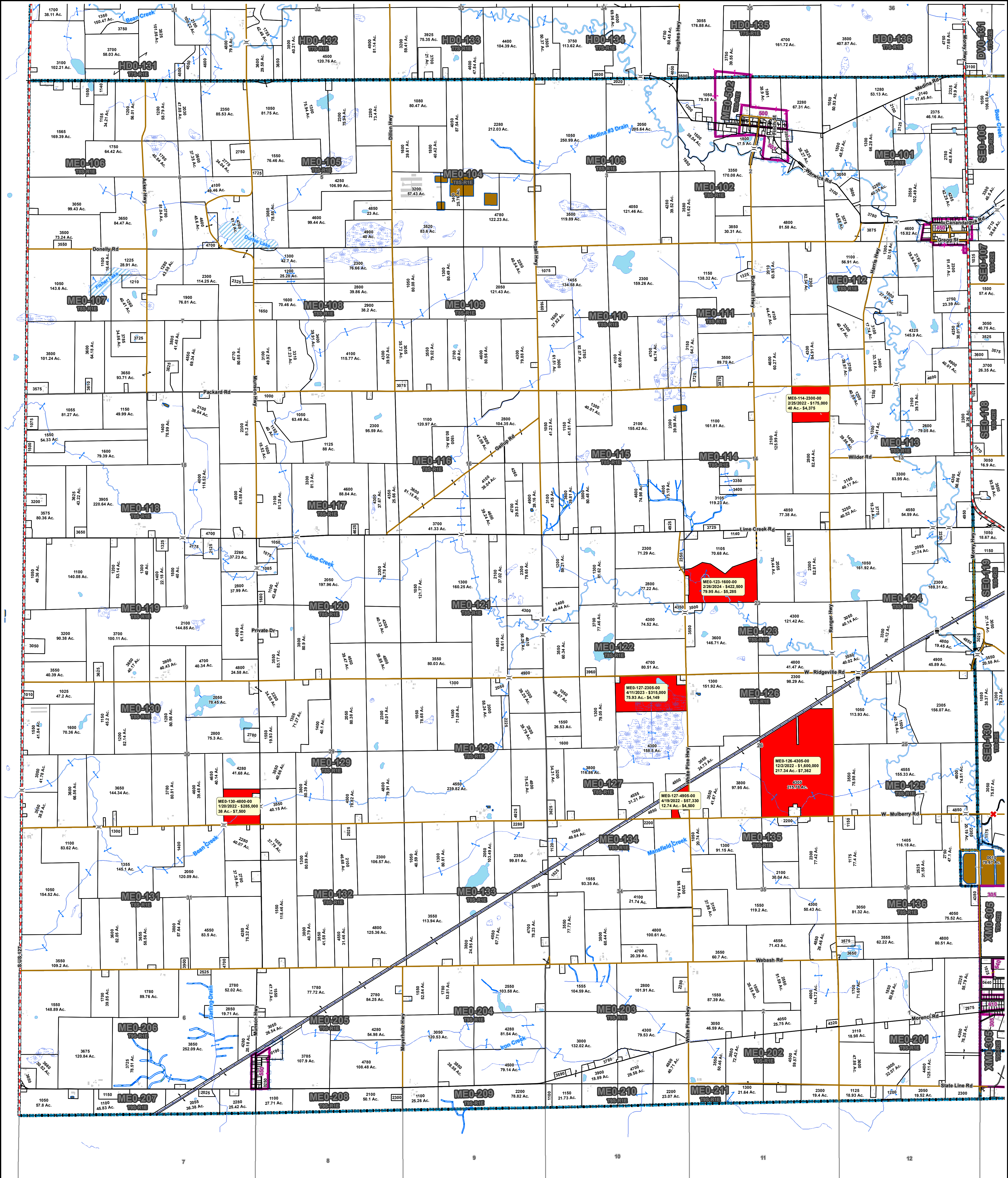
Lenawee County G.I.S  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522  
 ADRIAN, MI 49221 FAX: (517)264-4529

# Medina Township Land Table

Legend  
 Land Table  
 2010-2010 COMMERCIAL  
 2010-2010 RESIDENTIAL  
 2010-2010 AGRICULTURAL  
 2010-2010 OTHER

1 inch = 1,600 feet  
 \*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/  
 REFERENCE ONLY. LENAWEE COUNTY  
 DOES NOT WARRANT THE ACCURACY OF  
 THIS MAP AND IT IS NOT INTENDED AS A  
 REPLACEMENT FOR A SURVEY.







1



# Appraisal Study List

Classification  
Agricultural

Issued under authority of Public Act 206 of 1893

County	LENAWEE	City/Township	MEDINA TOWNSHIP	Study Year	2024	Equalization Year	2025
--------	---------	---------------	-----------------	------------	------	-------------------	------

Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
ME0-101-2550-00	SPENCER, KURT N & LAURA	101	253,500	539,657	46.97
ME0-102-1650-00	HTFF LS LLC	102	28,100	58,641	47.92
ME0-102-4800-00	CRAIG, THOMAS M	102	170,800	368,175	46.39
ME0-103-2050-00	SCHROEDER, GUY L	101	379,200	807,257	46.97
ME0-105-2300-00	FISHER, BRENDA J	102	164,200	347,040	47.31
ME0-108-3310-00	VANDERVEER, W MICHAEL	101	238,800	544,418	43.86
ME0-109-2050-00	RATHMOURNE LAND CO LLC	102	346,000	730,404	47.37
ME0-110-1455-00	RATHMOURNE LAND CO LLC	102	265,200	563,910	47.03
ME0-115-3800-00	ROOT, MICHAEL J	102	186,300	403,270	46.20
ME0-116-4700-00	ROOT, CHAD	102	73,100	157,780	46.33
ME0-117-1125-00	SCHWARTZ, JOHN W	101	445,900	986,945	45.18
ME0-117-4600-00	MERILLAT, JACK E & ROSETT	102	224,300	487,886	45.97
ME0-119-1300-00	HAENER, GREGORY, II	102	81,300	173,084	46.97
ME0-119-3900-00	GRABER, SIMON & SYLVIA	101	300,800	670,391	44.87
ME0-120-4550-00	MC CLUE, AARON W	102	89,700	191,949	46.73
ME0-122-4700-00	OTOOLE PROPERTY HOLDIN	102	212,700	464,695	45.77



\*\*\* \*\* Statistics for this group (32 in sample) \*\*\* \*\*

Statistical Mean= 46.222 Median= 46.102 Maximum= 48.186 Minimum= 43.863

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

Normalized Average Deviation = 0.01337 (Coefficient of Dispersion)  
Average Squared Deviation = 0.73153 (Variance)  
Square Root of Squared Deviation = 0.85529 (Standard Deviation)  
Normalized Standard Deviation = 0.01850 (Covariance)  
2 Standard Deviation Range (Low) = 44.51114 (High) = 47.93231

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

Normalized Average Deviation = 0.01320 (Coefficient of Dispersion)  
Average Squared Deviation = 0.74637 (Variance)  
Square Root of Squared Deviation = 0.86392 (Standard Deviation)  
Normalized Standard Deviation = 0.01874 (Covariance)  
2 Standard Deviation Range (Low) = 44.37398 (High) = 47.82967

Price Related Differential (PRD) : 0.00000 PRD > 1 regressive, < 1 progressive.







**2024 24 and 12 Month Sales Ratio Study for Determining the 2025 Starting Base**

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

County Name: <b>Lenawee County</b>	City or Township Name: <b>Medina Township</b>
Classification of Property (Ag, Com, Res, etc.) <b>4 Residential Sales Study</b>	

**2022 to 2023 Adjustment Modifier**

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405.....	1. <b>27,781,900</b>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403.....	2. <b>25,418,700</b>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2 .....	3. <b>1.0930</b>

**2023 to 2024 Adjustment Modifier**

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405.....	4. <b>30,785,500</b>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403.....	5. <b>27,931,200</b>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5 .....	6. <b>1.1022</b>

**2022 to 2024 Adjustment Modifier**

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6 .....	7. <b>1.2047</b>
--	------------------

**24 Month Sales Study**

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Adjusted Prices	H Adjusted % Ratio <small>(col. F ÷ col. G)</small>
2022	4/22 - 9/22	6	389,500	1.2047	469,231	978,700	47.94%
2022	10/22 - 3/23	4	316,100	1.2047	380,806	725,900	52.46%
12 Month Total Sales		10	12 Month Total Sales		850,037	1,704,600	49.87%
2023	4/23 - 9/23	3	152,800	1.1022	168,416	381,900	44.10%
2023	10/23 - 3/24	2	125,600	1.1022	138,436	341,600	40.53%
12 Month Total Sales		5	12 Month Total Sales		306,852	723,500	42.41%
24 Month Total Sales		15	24 Month Total Sales		1,156,889	2,428,100	<b>*24 Month Mean Adjusted Ratio</b>
							<b>46.14%</b>

**\* Important:**

For sales from April 2022 through March 2023, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2023 through March 2024. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

**12 Month / Single Year Sales Study**

**L-4047**

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Prices for Sales	H Adjusted Ratio % <small>(col. F ÷ col. G)</small>
2023	10/23 - 3/24	2	125,600	1.1022	138,436	341,600	40.53%
2024	4/24 - 9/24	3	143,000	1.0000	143,000	381,000	37.53%
12 Month Total Sales		5	12 Month Total Sales		281,436	722,600	<b>** 12 Month Aggregate Adjusted Ratio</b>
							<b>38.95%</b>

**\*\* Important:**

For sales from October 2023 through September 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

**2022 March Board of Review valuations are compared with sales transacted during the last nine months of 2022 and those transacted in the first three months of 2023.**

**2023 March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.**

**2024 March Board of Review valuations are compared with sales transacted during April through September of 2024.**



L-4015

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

Parcel Number	Class	Sale Date	Libez/Page	Inst. Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
ME0-119-2800-00	401	04/04/2022	2637-645	WD ME4	KARPEN, KATHERINE ELLEN	AVIC LTD	03-ARM'S LENGTH	200,500	208,500	110,300	52.90	
ME0-124-2025-00	401	07/12/2022	2642-351	WD ME5	GRABAM, ANDREW & AMY	DANON, SYLVIA MONSERRATE	03-ARM'S LENGTH	270,000	270,000	56,200	24.52	
ME0-124-2980-00	401	08/26/2022	2644-887	WD ME5	KEEL BROTHERS LLC	STATE LINE FARMS LLC	03-ARM'S LENGTH	150,000	150,000	74,600	49.73	
ME0-134-3600-00	401	05/27/2022	2641-593	WD ME4	STOVER, BARRY	SNOWN, KATE	03-ARM'S LENGTH	160,000	160,000	57,600	36.00	
ME0-232-3410-00	401	04/13/2022	2638-70	WD ME5	SCHLOSSER, JODY L	KEEFER, DIANE J	03-ARM'S LENGTH	90,200	90,200	40,600	45.01	
ME0-410-6600-00	401	07/22/2022	2642-949	WD ME4	BACHMAN, SCOTT PER FTA W/ 450-3020 (\$2000)	KLEINKNECHT, BRANDI	03-ARM'S LENGTH	100,000	100,000	40,200	40.20	
Totals 04/01/2022 - 09/30/2022 Conventional												
ME0-114-4900-00	401	03/24/2023	2552-531	MEC ME4	FIRST NATIONAL BANK OF AM WILLIAMS, VICKY LYNN & RI	03-ARM'S LENGTH	36,000	36,000	26,700	74.17		
ME0-118-3010-00	401	03/22/2023	2657-899	LC ME5	HEFF, SHERRY	RIFFLE, ZACHARY & STEFFAN	03-ARM'S LENGTH	67,900	67,900	41,400	60.97	
ME0-127-4850-00	401	11/14/2022	2647-747	WD ME5	HOFENBECKER, A & A HOBIN SPIER, JERRY F & CHRISTI	03-ARM'S LENGTH	330,000	330,000	141,400	42.95		
ME0-131-4700-00	401	10/24/2022	2646-866	WD ME5	MARI, KATHY ERROR IN LEGAL	HIGGINS, DUSTIN & AMY	03-ARM'S LENGTH	292,000	292,000	136,600	36.51	
Totals 10/01/2022 - 03/31/2023 Conventional												
Totals 04/01/2022 - 03/31/2023												

\*\*\* Statistics for this group (10 in sample) \*\*\*  
 Statistical Mean- 46.286 Median- 43.930 Maximum- 74.167 Minimum- 24.513  
 Normalized Average Deviation = 0.22741 (Coefficient of Dispersion)  
 Average Squared Deviation = 197.5556 (Variance)  
 Square Root of Squared Deviation = 14.04121 (Standard Deviation)  
 Normalized Standard Deviation = 0.30536 (Coefficient of Dispersion)  
 2 Standard Deviation Range (Low) - 18.20345 (High) = 74.36828  
 \*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.23541 (Coefficient of Dispersion)  
 Average Squared Deviation = 203.32346 (Variance)  
 Square Root of Squared Deviation = 14.25915 (Standard Deviation)  
 Normalized Standard Deviation = 0.32459 (Coefficient of Dispersion)  
 2 Standard Deviation Range (Low) - 15.41146 (High) = 72.44809  
 Price Related Differential (PRD): 1.11818 PRD > 1 regressive, < 1 progressive.



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

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Price Assessment	Ratio	Mult
ME0-124-4850-00	401	08/09/2024	2572-350	WD ME5 JONES, TERRY J	STANECKI, CYNTHIA M & EDW	03-ARM'S LENGTH	135,000	135,000	44,700	53.11	
ME0-134-3020-00	401	06/13/2024	2570-289	WD ME5 SELL, JONATHAN MICHAEL	TAYLOR, SCOTT	03-ARM'S LENGTH	25,000	25,000	7,800	51.20	
ME0-135-2250-00	401	04/10/2024	2557-901	WD ME5 GARGOOD, MICHAEL D & LOSE PINK, KIMLEY & DAVID		03-ARM'S LENGTH	221,000	221,000	50,500	40.95	
Totals 04/01/2024 - 09/30/2024											
Conventional											
Totals 10/01/2023 - 09/30/2024											
Conventional											

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

Statistical Mean= 36.431 Minimum= 33.156 Maximum= 43.739 Minimum= 3..200

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0..2286 (Coefficient of Dispersion)  
 Average Squared Deviation = 30.73698 (Variance)  
 Square Root of Squared Deviation = 5.54409 (Standard Deviation)  
 Normalized Standard Deviation = 0..5218 (Covariance)  
 2 Standard Deviation Range (Low) = 25.34305 (High) = 47.51912

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0..2293 (Coefficient of Dispersion)  
 Average Squared Deviation = 44..4357 (Variance)  
 Square Root of Squared Deviation = 6.64451 (Standard Deviation)  
 Normalized Standard Deviation = 0.20040 (Covariance)  
 2 Standard Deviation Range (Low) = -9.86653 (High) = 46.44458

Price Related Differential (PRD): 3.9809 PRD >1 regressive, < 1 Progressive.



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

Parcel Number      Class      Sale Date      Liber/Page      Assessments      Sale Prices      Ratio      Inst. Neigh. Grantor      Grantee      Terms-of-Sale      Sale Price Adj.      Sale Price Assessment      Ratio      Mult

< Totals for this Analysis > # of Sales      Assessments      Sale Prices      Ratio

Conventional	18	1,127,000	2,809,100	40.12
Creative	0	0	0	50.00 (Before discounting, sales were = 0)
Totals:	18	1,127,000	2,809,100	40.12 (Weighted)

\*\*\* \*\* Statistics for this group (18 in sample) \*\*\* \*\*

Statistical Mean= 42.607      Median= 40.575      Maximum= 74.167      Minimum= 24.513

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

Normalized Average Deviation = 0.29253 (Coefficient of Dispersion)

Average Squared Deviation = 133.69686 (Variance)

Square Root of Squared Deviation = 11.56282 (Standard Deviation)

Normalized Standard Deviation = 0.27138 (Covariance)

2 Standard Deviation Range (Low) = -9.4874 (High) = 65.73303

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

Normalized Average Deviation = 0.19763 (Coefficient of Dispersion)

Average Squared Deviation = 138.07194 (Variance)

Square Root of Squared Deviation = 11.75040 (Standard Deviation)

Normalized Standard Deviation = 0.53960 (Covariance)

2 Standard Deviation Range (Low) = -17.07131 (High) = 64.07522







Code	Description	Comments
Unit ME0 - MEDINA TOWNSHIP		
20100	20100 COMMERCIAL	
40100	ME0 RESIDENTIAL	
1	EXEMPT PROPERTY	
ML01	AGRICULTURAL	
PP	PERSONAL PROPERTY	

Unit -

-----

Unit: MEO - MEDINA TOWNSHIP  
Rates/Values for Neighborhood 20100.20100 COMMERCIAL, Last Edited: 12/15/2024

Maximum Value for Frontages/Sites: 10,000

Values for Acreage Table 1: 'COMMERCIAL ACREAGE'

1 Acre: 19,400	3 Acre: 33,000	10 Acre: 71,500	30 Acre: 165,000
1.5 Acre: 21,000	4 Acre: 38,500	15 Acre: 82,500	40 Acre: 0
2 Acre: 27,800	5 Acre: 44,000	20 Acre: 110,000	50 Acre: 0
2.5 Acre: 31,300	7 Acre: 55,000	25 Acre: 137,500	100 Acre: 0

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

RIGHT OF WAY	: 0	
RES. WOODS	: 3,000	
WOODS	: 3,000	
TILLABLE	: 7,000	
REC. POND	: 10,000	(Not included in total acreage calculation)

Unit: MEO - MEDINA TOWNSHIP  
Rates/Values for Neighborhood 40100.MEO RESIDENTIAL, Last Edited: 10/25/2024

Sites:

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

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 14,000	3 Acre: 30,000	10 Acre: 50,000	30 Acre: 180,000
1.5 Acre: 17,750	4 Acre: 37,500	15 Acre: 67,500	40 Acre: 240,000
2 Acre: 23,000	5 Acre: 40,000	20 Acre: 120,000	50 Acre: 300,000
Acres: 27,500	7 Acre: 45,000	25 Acre: 150,000	100 Acre: 600,000

Rates for Rate Table 'MISC', (Acres)

TILLABLE	: 7,100	
WOODS	: 3,000	
LOW/WET	: 3,000	
RESIDENTIAL WDS	: 3,000	
R / W	: 0	
REC POND	: 10,000	(Not included in total acreage calculation)
FARM POND	: 5,000	(Not included in total acreage calculation)
PASTURE	: 3,000	
NON-TIL/RECREAT	: 3,000	
DEV / DNR	: 0	
DEV RESIDENTIAL	: 3,000	
AIR STRIP EXEMP	: 0	
DITCH	: 0	
LAKE BOTTOM	: 0	
WILD LIFE PRESR	: 0	
TILE ADJ 2	: -200	
TILE ADJ 4	: -400	
FORREST PRESERV	: 1	

Unit: MEO - MEDINA TOWNSHIP  
Rates/Values for Neighborhood EXEMP.EXEMPT PROPERTY, Last Edited: 08/14/2022



Unit: MEO - MEDINA TOWNSHIP

Rates/Values for Neighborhood ME101.AGRICULTURAL, Last Edited: 10/25/2024

Values for Acreage Table 1: 'ACREAGE TABLE'

1 Acre: 14,000	3 Acre: 30,000	10 Acre: 50,000	30 Acre: 180,000
1.5 Acre: 17,750	4 Acre: 37,500	15 Acre: 67,500	40 Acre: 240,000
2 Acre: 23,000	5 Acre: 40,000	20 Acre: 120,000	50 Acre: 300,000
2.5 Acre: 27,500	7 Acre: 45,000	25 Acre: 150,000	100 Acre: 600,000

Rates for Rate Table 'MISC', (Acres)

TILLABLE	: 7,100	
WOODS	: 3,000	
LOW/WET	: 3,000	
RESIDENTIAL WDS	: 3,000	
R / W	: 0	
REC POND	: 10,000	(Not included in total acreage calculation)
FARM POND	: 5,000	(Not included in total acreage calculation)
PASTURE	: 3,000	
NON-TIL/RECREAT	: 3,000	
DEV / DNR	: 0	
DEV RESIDENTIAL	: 3,000	
AIR STRIP EXEMP	: 0	
DITCH	: 0	
LAKE BOTTOM	: 0	
WILD LIFE PRESR	: 0	
TILE ADJ 2	: -200	
TILE ADJ 4	: -400	
FORREST PRESERV	: 1	

Unit: MEO - MEDINA TOWNSHIP

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

Unit: -

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

3



Code	Description	Ave. ECF	Comments
Unit ME0 - MEDINA TOWNSHIP			
EXEMP	EXEMPT PROPERTY	1.000	
MF1-Q1	AGRICULTURAL	0.537	
I	MEDINA TWP - OLDER STYLE	0.700	
M.L.	MEDINA TWP - MODERN STYLE	0.750	
ME6	RESIDENTIAL VACANT	1.000	NO BUILDINGS IN THIS NEIGHBORHOOD
MECOM	MEDINA - COMMERCIAL	0.730	
PP	PERSONAL PROPERTY	1.000	

E.C.F.s for Neighborhood: EXEMP 'EXEMPT PROPERTY'

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

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: ME101 'AGRICULTURAL'

Residential : 0.537  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.537  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: ME4 'MEDINA TWP - OLDER STYLE'

Residential : 0.700  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.700  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: ME5 'MEDINA TWP - MODERN STYLE'

Residential : 0.750  
Town Homes/Duplexes: 1.000  
Mobile Homes : 0.750  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000



E.C.F.s for Neighborhood: ME6 'RESIDENTIAL VACANT'

NO BUILDINGS IN THIS NEIGHBORHOOD

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

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: MECOM 'MEDINA - COMMERCIAL'

Residential : 0.730  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.730  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: PP 'PERSONAL PROPERTY'

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

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

4

Medina Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
ME0-114-4900-00	12240 LIME GREEK RD	03/24/23	\$36,000	MLC	03-ARMI'S LENGTH	\$36,000	\$21,600	60.00
ME0-119-2800-00	10382 MUNSON HWY	04/04/22	\$208,500	WD	03-ARMI'S LENGTH	\$208,500	\$70,200	33.67
ME0-119-3010-00	11651 S US-127	03/22/23	\$67,900	LC	03-ARMI'S LENGTH	\$67,900	\$43,300	63.77
ME0-124-2980-00	10472 MOREY HWY	08/26/22	\$150,000	WD	03-ARMI'S LENGTH	\$150,000	\$79,600	53.07
ME0-131-4700-00	16248 WABASH RD	10/24/22	\$292,000	WD	03-ARMI'S LENGTH	\$292,000	\$93,200	31.92
ME0-133-1300-00	14785 W MULBERRY RD	10/21/22	\$400,000	WD	03-ARMI'S LENGTH	\$400,000	\$141,100	35.28
ME0-133-2280-00	14221 W MULBERRY RD	04/14/23	\$173,000	MLC	03-ARMI'S LENGTH	\$173,000	\$51,700	29.88
ME0-134-3600-00	13776 WABASH RD	06/27/22	\$160,000	WD	03-ARMI'S LENGTH	\$160,000	\$53,500	33.44
ME0-202-3410-00	12830 MORENCI RD	04/13/22	\$90,200	WD	03-ARMI'S LENGTH	\$90,200	\$39,800	44.12
ME0-450-0130-00	11202 GREGG ST	05/16/23	\$99,000	WD	03-ARMI'S LENGTH	\$99,000	\$48,000	48.48
ME0-450-0600-00	11060 CANANDAIGUA RD	07/22/22	\$100,000	WD	03-ARMI'S LENGTH	\$100,000	\$38,600	38.60
ME0-450-0680-00	11174 CANANDAIGUA RD	05/26/23	\$109,900	WD	03-ARMI'S LENGTH	\$109,900	\$52,100	47.41
ME0-450-0900-00	11069 GREGG ST	02/22/24	\$116,600	WD	03-ARMI'S LENGTH	\$116,600	\$43,800	37.56
<b>Totals:</b>			<b>\$2,003,100</b>			<b>\$2,003,100</b>	<b>\$776,500</b>	

Sale. Ratio => 38.76  
 Std. Dev. => 11.01

Due to lack of improved sales in the Agricultural neighborhood, sales from the residential neighborhoods were used to develop the 2025 ECF for the Agricultural Neighborhood. ECF of 0.537 used for the 2025 year.



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$65,514	\$15,000	\$21,000	\$74,395	0.282	1,000	\$21.00	ME4	25.1105
\$253,301	\$160,224	\$48,276	\$136,523	0.354	1,148	\$42.05	ME4	17.9771
\$108,213	\$26,404	\$41,496	\$123,353	0.336	1,288	\$32.22	ME5	19.6981
\$190,740	\$13,350	\$136,650	\$268,665	0.509	3,186	\$42.89	ME5	2.4756
\$281,049	\$37,400	\$254,600	\$348,999	0.730	2,201	\$115.67	ME5	19.6131
\$559,892	\$433,360	(\$33,360)	\$229,488	(0.145)	2,022	(\$16.50)	ME101	67.8750
\$140,555	\$32,125	\$140,875	\$157,431	0.895	1,294	\$108.87	ME4	36.1451
\$141,930	\$23,324	\$136,676	\$168,630	0.811	1,116	\$122.47	ME4	27.7128
\$136,626	\$15,900	\$74,300	\$165,527	0.449	900	\$82.56	ME5	8.4513
\$91,704	\$9,000	\$90,000	\$124,126	0.725	1,512	\$59.52	ME5	19.1684
\$96,521	\$10,000	\$90,000	\$127,424	0.706	1,461	\$61.60	ME4	17.2920
\$116,277	\$9,000	\$100,900	\$162,788	0.620	1,454	\$69.39	ME5	8.6443
\$117,446	\$17,580	\$99,020	\$149,239	0.664	984	\$100.63	ME5	13.0119
<b>\$2,299,768</b>		<b>\$1,200,433</b>	<b>\$2,236,586</b>			<b>\$64.80</b>		<b>0.3343</b>
			E.C.F. =>	<b>0.537</b>		Std. Deviation=>	<b>0.2798201</b>	
			Ave. E.C.F. =>	<b>0.533</b>		Ave. Variance=>	<b>21.7827</b>	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$15,000	MEO RESIDENTIAL	401	63
CONVENTIONAL	\$160,224	MEO RESIDENTIAL	401	67
MODULAR/MAN	\$25,000	MEO RESIDENTIAL	401	67
TWO STORY	\$13,350	MEO RESIDENTIAL	401	71
CAPE COD	\$34,190	MEO RESIDENTIAL	401	82
CONVENTIONAL	\$433,360	AGRICULTURAL	101	82
RANCH	\$32,125	MEO RESIDENTIAL	401	82
CONVENTIONAL	\$21,625	MEO RESIDENTIAL	401	77
RANCH	\$15,900	MEO RESIDENTIAL	401	77
MODULAR/MAN	\$9,000	MEO RESIDENTIAL	401	63
CONVENTIONAL	\$10,000	MEO RESIDENTIAL	401	67
RANCH	\$9,000	MEO RESIDENTIAL	401	67
RANCH	\$9,000	MEO RESIDENTIAL	401	67

40.83879615

## 2025 Medina Township Land Value Study

### Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Till Sale Price	Tillable Acres	Total Acres	Cost per Tillable A	Woodst/Low/Wet Value	Ponds	ROW AC
ME0-127-4905-00	4/19/2022	\$57,330.00	\$50,580.00	9.53	12.74	\$5,307.45	2.25 ac x 3000 = \$6,750		0.96
ME0-126-4305-00	12/2/2022	\$1,600,000.00	\$1,499,440.00	182.19	217.34	\$8,230.09	33.52 ac x 3000 = \$100,560	2 ac x 5000 = \$10,000	1.64
ME0-127-2305-00	4/11/2023	\$315,000.00	\$242,520.00	50.00	75.93	\$4,890.40	24.16 ac x 3000 = \$72,480		2.84
ME0-130-4800-00	1/20/2022	\$285,000.00	\$285,000.00	35.23	38.00	\$8,089.70			2.77
ME0-123-1600-00	2/26/2024	\$422,500.00	\$315,910.00	44.04	79.95	\$7,173.25	35.53 ac x 3000 = \$106,590		0.19

Total Sale Price: \$2,679,830.00      \$2,393,450.00

Total Tillable Acres: 320.99  
 Total Acres: 423.96  
 Ave. Till Price/Ac: \$7,456.46  
 Ave. Price/Ac: \$6,321.02

### 2025 Per Acre Value Used: \$7,000

Outliers	Date of Sale	Sale Price	Till Sale Price	Tillable Acres	Total Acres	Cost per Tillable A	Woodst/Low/Wet Value	Ponds	ROW AC
ME0-133-2880-00	9/7/2021	\$23,400.00	\$23,400.00	1.41	1.64	\$16,595.74			0.23
ME0-114-2300-00	2/25/2022	\$175,000.00	\$200,000.00		40	\$4,375.00	All Wooded		
ME0-117-1150-00	4/17/2023	\$200,000.00	\$3,987,750.00		40	\$5,000.00	All Wooded		
ME0-129-3800-00	1/18/2022	\$3,987,750.00	\$3,723,870.00	392.90	491.70	\$10,149.53	23 ac x 2400 = \$55,200	2 ac x 5000 = \$10,000	1.00
ME0-130-2050-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$10,149.53	23 ac x 2800 = \$64,040		0.60
ME0-130-2800-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$10,149.53	24.3 ac x 2800 = \$68,040		
ME0-130-3650-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$10,149.53	7 ac x 2800 = \$19,600	1.5 ac x 10000 = \$15,000	4.23
ME0-130-4280-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$10,149.53			1.50
ME0-130-4600-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$10,149.53			0.50
ME0-130-4650-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$10,149.53			0.50



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-114-4900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLIAMS, VICKY LYNN & RICHARD V	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	12240 LIME CREEK RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2652-531	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE
<b>Mailing Address:</b>	WILLIAMS, VICKY LYNN & RICHARD V 12240 LILME CREEK RD MORENCI MI 49256	<b>Description:</b>	LD BEG 165 FT W FROM SE COR SEC 14 RUNN TH W 175 FT TH N 250 FT TH E 175 FT TH S 250 FT TO POB SEC 14

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH      **Liber/Page:** 2652-531

## Most Recent Permit Information

None Found

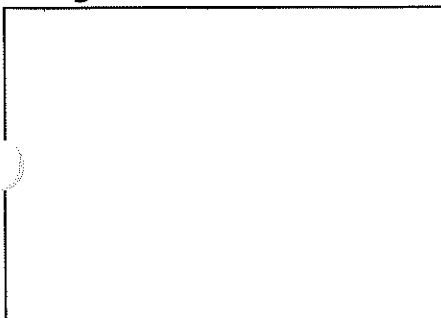
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	32,200	<b>2024 Taxable:</b>	32,200	<b>Acreage:</b>	1.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: D  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,000  
Ground Area: 770  
Garage Area: 0  
Basement Area: 459  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-119-2800-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	AJIC LTD	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	10382 MUNSON HWY HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2637-645	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

<b>Mailing Address:</b>	<b>Description:</b>
AJIC LTD 1770 TREMAINSVILLE TOLEDO OH 43613	SE 1/4 OF NE 1/4 SEC 19

## Most Recent Sale Information

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

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2637-645
-----------------------	-----------------	--------------------	----------

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	123,200	<b>2024 Taxable:</b>	123,200	<b>Acreage:</b>	40.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1940	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D+10	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 67	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,148	
Ground Area: 1,148	
Garage Area: 1,024	
Basement Area: 576	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

**Parcel:** ME0-119-3010-00  
**Owner's Name:** RIFFLE, ZACHARY & STEFFANIE  
**Property Address:** 11651 S US-127  
HUDSON, MI 49247  
**Liber/Page:** 2654-872  
**Split:** // **Created:** //  
**Public Impr.:** None **Topography:** None  
**Active:** Active

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

## Mailing Address:

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

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 11-FROM LENDING INSTITUTION EXPOSED

**Liber/Page:** 2654-872

## Most Recent Permit Information

None Found

## Physical Property Characteristics

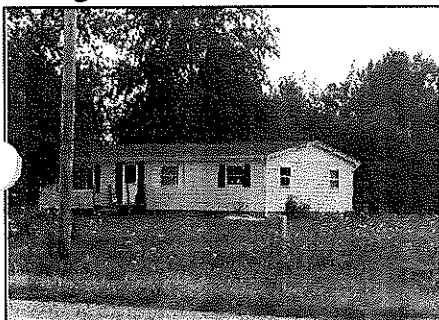
<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 51,200	<b>2024 Taxable:</b> 51,200	<b>Acreage:</b> 2.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1976  
Occupancy: Single Family  
Class: CD  
Style: MODULAR/MAN  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,288  
Ground Area: 1,288  
Garage Area: 0  
Basement Area: 1,288  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-124-2980-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GALLUP, MITCHELL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	10472 MOREY HWY MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2649-463	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE

## Mailing Address:

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

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2644-887

## Most Recent Permit Information

None Found

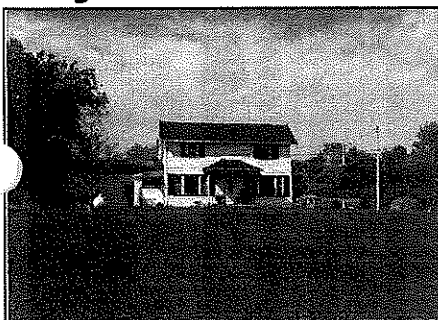
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	95,700	<b>2024 Taxable:</b>	95,700	<b>Acreage:</b>	0.89
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 3	# of Agricultural Buildings: 1
Year Built: 1900	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: TWO STORY	
Exterior:	
% Good (Physical): 71	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 3 Half Baths: 0	
Floor Area: 3,186	
Ground Area: 2,934	
Garage Area: 0	
Basement Area: 504	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

**Parcel:** ME0-131-4700-00  
**Owner's Name:** HIGGINS, DUSTIN & AMY  
**Property Address:** 16248 WABASH RD  
WALDRON, MI 49288  
**Liber/Page:** 2647-335  
**Split:** // **Created:** //  
**Public Impr.:** None  
**Topography:** None

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

## Mailing Address:

HIGGINS, DUSTIN & AMY  
16248 WABASH RD  
WALDRON MI 49288

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2646-866

## Most Recent Permit Information

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

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	133,700	<b>2024 Taxable:</b>	122,220	<b>Acreage:</b>	3.17
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1994	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C+10	
Style: CAPE COD	
Exterior:	
% Good (Physical): 82	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 2 Half Baths: 0	
Floor Area: 2,201	
Ground Area: 1,625	
Garage Area: 700	
Basement Area: 1,625	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-133-2280-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MEREDITH, JAMES H, FAMILY TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	14221 W MULBERRY RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2659-117	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE
<b>Mailing Address:</b>		<b>Description:</b>	
MEREDITH, JAMES H, FAMILY TRUST		LD COMM AT NW COR OF E 1/2 OF NE 1/4 OF SEC 33 TH E 27.50 RDS S 16 RDS W 27.50 RDS N 16 RDS TO POB SEC 33	
1445 S RIO VERDE LANE			
CAMP VERDE AZ 86322			

## Most Recent Sale Information

Sold on 04/14/2023 for 173,000 by FERRIS, RICHARD L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2653-922

## Most Recent Permit Information

None Found

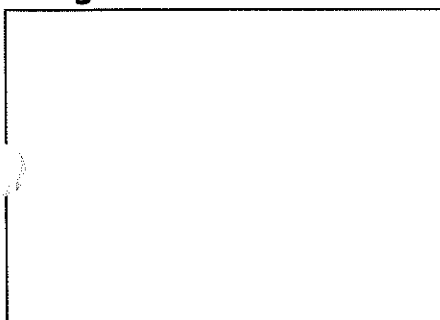
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	65,700	<b>2024 Taxable:</b>	38,935	<b>Acreage:</b>	2.75
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1946	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: RANCH	
Exterior:	
% Good (Physical): 82	
Heating System: Forced Hot Water	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,294	
Ground Area: 1,294	
Garage Area: 598	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-134-3600-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BROWN, KATE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13776 WABASH RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2641-593	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

## Mailing Address:

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

## Description:

LD BEG 794.06 FT N 88 DEG 2'2"E FROM SW COR SEC 34 RUNN TH N 4 DEG 46'23"W 293.96 FT TH N 88 DEG 2'2"E 256.78 FT TH S 4 DEG 46'23"E 293.96 FT TO S LI SD SEC TH S 88 DEG 22"W 256.78 FT TO POB SEC 34

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2641-593

## Most Recent Permit Information

None Found

## Physical Property Characteristics

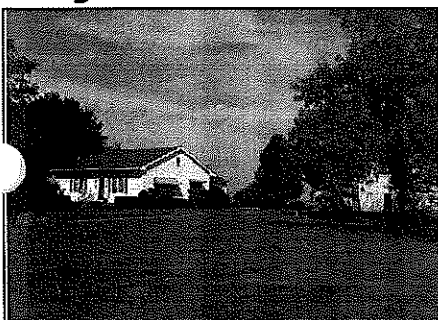
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	68,900	<b>2024 Taxable:</b>	68,900	<b>Acreage:</b>	1.73
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: C-5  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,116  
Ground Area: 1,116  
Garage Area: 0  
Basement Area: 1,116  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 3  
Estimated TCV: Tentative  
Cmts: GARAGE

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-202-3410-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KEEFER, DIANE J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	12830 MORENCI RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2638-70	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE

## Mailing Address:

KEEFER, DIANE J  
21235 COUNTY RD T  
FAYETTE OH 43521

## Description:

LD BEG 1379.40 FT E AND 760.58 FT S FROM W 1/4 POST SEC 2 T9S-R1E TH W 8 FT TH S 253.31 FT TH E 200.96 FT TH N 233.64 FT TH W 192 FT TO POB SEC 2

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2638-70

## Most Recent Permit Information

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

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	68,000	<b>2024 Taxable:</b>	62,990	<b>Acreage:</b>	1.12
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1965

Occupancy: Single Family

Class: C

Style: RANCH

Exterior:

% Good (Physical): 77

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 900

Ground Area: 900

Garage Area: 550

Basement Area: 900

Basement Walls:

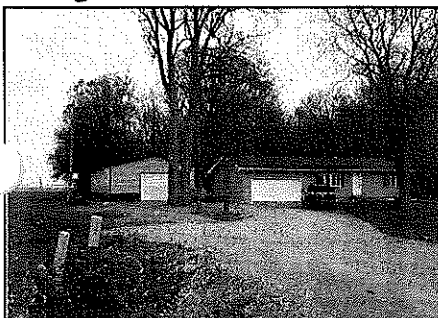
Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

**Parcel:** ME0-450-0130-00  
**Owner's Name:** SMITH, ROBERT SHANE & STACEY  
**Property Address:** 11202 GREGG ST  
MORENCI, MI 49256  
**Liber/Page:** 2655-117  
**Split:** 07/18/2011  
**Public Impr.:** None  
**Topography:** None

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

**Created:** 07/18/2011

**Active:** Active

## Mailing Address:

SMITH, ROBERT SHANE & STACEY  
11202 GREGG ST  
MORENCI MI 49256

## Description:

LOT 13 & THE E 35 FT OF LOT 14 PLAT OF V/CANADAIGUA  
SPLIT ON 07/18/2011 INTO ME0-450-0141-00;

## Most Recent Sale Information

Sold on 05/16/2023 for 99,000 by ROSE, BRANDON.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2655-117

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	46,000	<b>2024 Taxable:</b>	46,000	<b>Acreage:</b>	0.31
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	118.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	115.5

## Improvement Data

# of Residential Buildings: 1

Year Built: 1994

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 63

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 1,512

Ground Area: 1,512

Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

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

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

## Mailing Address:

KLEINKNECHT, BRANDI  
11060 CANANDAIGUA RD  
MORENCI MI 49256

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2642-949

## Most Recent Permit Information

None Found

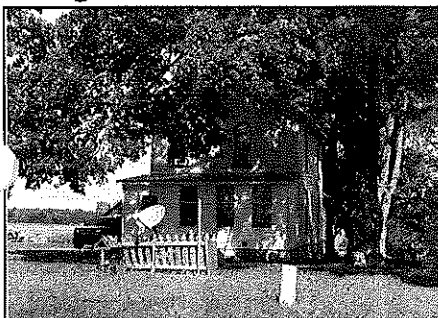
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 48,400	<b>2024 Taxable:</b> 48,400	<b>Acreage:</b> 0.45
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 142.5
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 137.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: D  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,461  
Ground Area: 873  
Garage Area: 288  
Basement Area: 588  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

**Parcel:** ME0-450-0680-00  
**Owner's Name:** TRIPP, JOSEPH  
**Property Address:** 11174 CANANDAIGUA RD  
MORENCI, MI 49256  
**Liber/Page:** 2655-694  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

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

**Mailing Address:**

TRIPP, JOSEPH  
11174 CANANDAIGUA RD  
HUDSON MI 49247

**Description:**

LOT 68-ALSO A PARCEL OF LD COMM AT NE COR OF LOT 68 RUNN TH N 50 FT TH W 5 RDS TH S 50 FT TH E 5 RDS TO POB  
CONT 1/4 ACRES VILL OF CANANDAIGUA

## Most Recent Sale Information

Sold on 05/26/2023 for 109,900 by TRIPP, JOSEPH.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2656-10

## Most Recent Permit Information

None Found

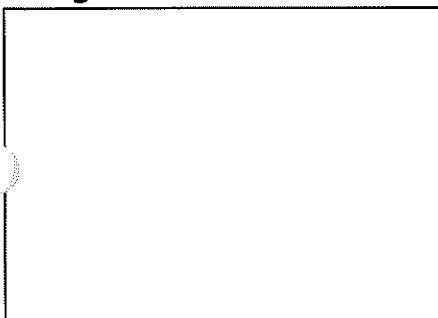
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 58,400	<b>2024 Taxable:</b> 58,400	<b>Acreage:</b> 0.31
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 82.5
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 165.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,454  
Ground Area: 1,454  
Garage Area: 600  
Basement Area: 667  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-450-0900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TODD, JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11069 GREGG ST MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2665-97	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE

## Mailing Address:

TODD, JASON  
11069 GREGG ST  
MORENCI MI 49256

## Description:

PT OF LOTS 90 & 91 VILLAGE OF CANANDAIGUA DESC AS COMM AT A PT LOC 398.24 FT W FROM THE NE COR OF SEC 12 T8S R1E & RUNN TH W 107.69 FT TH S PAR WITH THE E LI OF SD SEC 148.50 FT TH E PAR WITH THE FIRST COURSE 107.69 FT TH N PAR WITH THE E LI OF SD SEC 148.50 FT TO POB

## Most Recent Sale Information

Sold on 02/22/2024 for 116,600 by MALLETTE, WILLIAM J, ESTATE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2665-97

## Most Recent Permit Information

Permit 21004 on 05/21/2021 for \$3,632 category REMODEL.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	59,000	<b>2024 Taxable:</b>	41,910	<b>Acreage:</b>	0.37
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	107.7
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.5

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1966	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: RANCH	
Exterior:	
% Good (Physical): 67	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 984	
Ground Area: 984	
Garage Area: 552	
Basement Area: 984	
Basement Walls:	
Estimated TCV: Tentative	

## Image



## 2025 Medina Township Land Value Study

### Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Till Sale Price	Tillable Acres	Total Acres	Cost per Tillable Acre	Wooded/Low/Med Value	Ponds	ROW AC
ME0-127-4905-00	4/19/2022	\$57,330.00	\$50,580.00	9.53	12.74	\$5,307.45	2.25 ac x 3000 = \$6,750		0.96
ME0-126-4305-00	1/22/2022	\$1,600,000.00	\$1,499,440.00	182.19	217.34	\$8,230.09	33.52 ac x 3000 = \$100,560	2 ac x 5000 = \$10,000	1.64
ME0-127-2305-00	4/11/2023	\$315,000.00	\$242,520.00	50.00	75.93	\$4,850.40	24.16 ac x 3000 = \$72,480		2.84
ME0-130-4800-00	1/20/2022	\$285,000.00	\$285,000.00	35.23	38.00	\$8,089.70			2.77
ME0-123-1600-00	2/26/2024	\$422,500.00	\$315,910.00	44.04	79.95	\$7,173.25	35.53 ac x 3000 = \$106,590		0.19

Total Sale Price: \$2,679,830.00      \$2,393,450.00

Total Tillable Acres: 320.99      423.96  
 Total Acres: 423.96  
 Ave. Till Price/Ac: \$7,456.46  
 Ave. Price/Ac: \$6,321.02

### 2025 Per Acre Value Used: \$7,000

Parcel Number	Date of Sale	Sale Price	Till Sale Price	Tillable Acres	Total Acres	Cost per Tillable Acre	Wooded/Low/Med Value	Ponds	ROW AC
ME0-114-2300-00	2/25/2022	\$175,000.00				\$4,375.00	All Wooded		
ME0-117-1150-00	4/17/2023	\$200,000.00				\$5,000.00	All Wooded		
ME0-129-3800-00	1/18/2022	\$3,987,750.00	\$3,723,870.00	392.90	491.70	\$10,149.53	23 ac x 2400 = \$55,200	2 ac x 5000 = \$10,000	1.00
ME0-130-2050-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$4,850.40	24.3 ac x 2800 = \$68,040		0.60
ME0-130-2800-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$4,850.40	24.3 ac x 2800 = \$68,040		0.60
ME0-130-3650-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$4,850.40	24.3 ac x 2800 = \$68,040		0.60
ME0-130-4280-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$4,850.40	24.3 ac x 2800 = \$68,040		0.60
ME0-130-4600-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$4,850.40	24.3 ac x 2800 = \$68,040		0.60
ME0-130-4650-00	1/18/2022	\$3,987,750.00	\$3,723,870.00			\$4,850.40	24.3 ac x 2800 = \$68,040		0.60

# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

**Parcel:** ME0-114-2300-00  
**Owner's Name:** DAVIS, SCOTT & MELISSA  
**Property Address:** 9200 RANGER HWY  
MORENCI, MI 49256  
**Liber/Page:** 2634-634  
**Split:** // **Created:** //  
**Public Impr.:** None **Active:** Active  
**Topography:** None

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

**Mailing Address:** DAVIS, SCOTT & MELISSA  
9200 RANGER HWY  
MORENCI MI 49256  
**Description:** NE 1/4 OF NE 1/4 SEC 14

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2634-634

## Most Recent Permit Information

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

## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 204,400	<b>2024 Taxable:</b> 204,400	<b>Acreage:</b> 40.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 2022	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C+10	
Style: Ranch	
Exterior: Alum., Vinyl	
% Good (Physical): 98	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 200	
# of Bedrooms: 3	
Full Baths: 2 Half Baths: 0	
Floor Area: 1,789	
Ground Area: 1,789	
Garage Area: 625	
Basement Area: 1,789	
Basement Walls: Poured	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

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

**Current Class:** 402.RESIDENTIAL-VACANT  
**Previous Class:** 402.RESIDENTIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** ME0 MEDINA TOWNSHIP  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** ME6 RESIDENTIAL VACANT

**Mailing Address:**

AJIC LTD  
1770 TREMAINSVILLE RD  
TOLEDO OH 43613

**Description:**

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

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

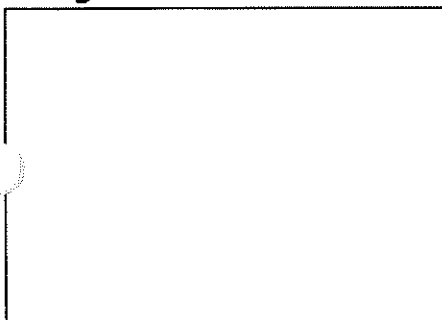
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	79,500	<b>2024 Taxable:</b>	79,500	<b>Acreage:</b>	40.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

**Parcel:** ME0-123-1600-00  
**Owner's Name:** O'TOOLE PROPERTY HOLDINGS LLC  
**Property Address:** 10000 WHITE PINE HWY BLK  
MORENCI, MI 49256  
**Liber/Page:** 2665-376  
**Split:** //  
**Public Impr.:** None  
**Topography:** None

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

## Mailing Address:

O'TOOLE PROPERTY HOLDINGS LLC  
29940 BAYVIEW  
GROSSE ILE MI 48138

## Description:

LD BEG 285 FT N FROM W-1/4 POST SEC 23 RUNN TH N 952.48 FT TH N 84 DEG 58'E 253.24 FT TH N 62 DEG 28'E 239.12 FT TH N 62 DEG 55'E 229.41 FT TH S 77 DEG 50'E 308.51 FT TH S 54 DEG 22'E 651.52 FT TH N 47 DEG 22'E 376.80 FT TH N 72 DEG E 949.35 FT TO N & S-1/4 LI TH S 1621.52 FT TO CTR SEC 23 TH W 2548.54 FT TO E LI OF CEMETARY PROPERTY TH N 285 FT TH W 135.50 FT TO POB EX LD BEG 285 FT N 0 DEG 37'15"E FROM W-1/4 POST SEC 23 RUNN TH N 0 DEG 37'15"E 709.59 FT TH S 89 DEG 22'45"E 159.25 FT TH S 0 DEG 037'15"W 710.43 FT TH N 89 DEG 4'37"W 159.25 FT TO POB

## Most Recent Sale Information

Sold on 02/26/2024 for 422,500 by MAYLE, DEBRA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2665-187

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	168,300	<b>2024 Taxable:</b>	62,425	<b>Acreage:</b>	79.95
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

**Parcel:** ME0-126-4305-00  
**Owner's Name:** SIMPKINS, MATTHEW J  
**Property Address:** 12000 W MULBERRY RD BLK  
MORENCI, MI 49256  
**Liber/Page:** 2648-730  
**Split:** 10/03/2018  
**Public Impr.:** None  
**Topography:** None

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

## Mailing Address:

SIMPKINS, MATTHEW J  
10275 RANGER HWY  
MORENCI MI 49256

## Description:

SE1/4 SEC 26 T8S R1E ALSO S1/2 OF NE1/4 LYING S OF WABASH RR R/W SEC 26 T8S R1E EXC A STRIP OF LD APPROX 4 RDS WD E-W M/L OFF FROM THE W SIDE OF THE LD LYING S OF R/R HERETOFORE DEEDED TO WILL E GOODYEAR ALSO EXC LD DES AS BEG ON THE S LI OF SEC 26 T8S R1E 1000.47 FT N88^15'00"E FROM S1/4 COR OF SD SEC TH N01^45'00"W 359.20 FT TH N88^15'00"E 116.49 FT TH S52^08'03"E 150 FT TH S49^18'13"E 52.94 FT TH N88^15'00"E 42.79 FT TH S01^45'00"E 227.82 FT TH S88^15'00"W 313.90 FT ALG THE SD S LI OF SD SEC TO THE POB (EXC - SURVEY 2.23 AC) ALSO EXC LD DES AS BEG ON THE S LI OF SD SEC 1314.37 FT N88^15'00"E FROM THE S1/4 COR OF SD SEC TH N01^45'00"W 227.82 FT TH S88^15'00"W 42.79 FT TH N49^18'13"W 52.94 FT TH N52^08'03"W 150 FT TH N88^15'00"E 44.77 FT TH N01^45'00"W 103.69 FT TH N88^15'00"E 160.24 FT TH S01^45'00"E 124.35 FT TH N88^15'00"E 119.01 FT TH S01^45'00"E 338.54 FT TH S88^15'00"W 126.61 FT ALG SD S LI OF SD SEC TO THE POB (EXC - SURVEY 1.73 AC) SPLIT ON 10/03/2018 FROM ME0-126-4300-00 SPLIT ON 12/04/2018 INTO ME0-126-4735-00

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

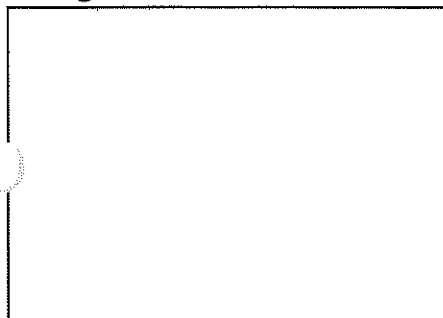
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	642,400	<b>2024 Taxable:</b>	200,592	<b>Acreage:</b>	217.35
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

<b>Parcel:</b>	ME0-127-2305-00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	O'TOOLE PROPERTY HOLDINGS LLC	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	11000 WHITE PINE HWY BLK MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2663-383	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	05/02/2023	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL

## Mailing Address:

O'TOOLE PROPERTY HOLDINGS LLC  
10660 WHITE PINE HWY R-1  
MORENCI MI 49256

## Description:

LD DES AS COMM AT THE NE COR OF SEC 27 T8S R1E TH S02^12'37"E 367 FT ALG THE E LI OF SD SEC (CNTRLI OF WHITE PINE HWY) FOR A POB TH CONT S02^12'37"E 966.48 FT ALG SD LI & SD HWY TO THE S LI OF THE N1/2 OF THE NE1/4 OF SD SEC TH S88^12'40"W 2624.92 FT ALG SD LI TO THE N-S 1/4 LI OF SD SEC TH N02^17'33"W (REC N02^18'22"W) 1070.97 FT ALG SD LI TH N87^53'00"E 176 FT TH N02^17'34"W (REC N02^18'22"W) 247.50 FT TO THE N LI OF SD SEC (CNTRLI OF W RIDGEVILLE RD) TH N87^53'00"E 2094.75 FT ALG SD LI & SD RD TH S02^12'37"E 367 FT TH N87^53'00"E 356 FT TO THE POB (SURVEY 75.930 AC)  
SPLIT ON 05/02/2023 FROM ME0-127-2300-00

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

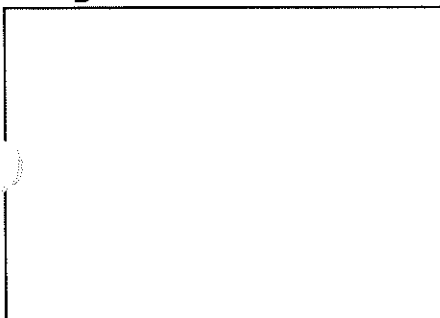
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	196,000	<b>2024 Taxable:</b>	79,235	<b>Acreage:</b>	75.93
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

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

## Mailing Address:

W B FARMS INC  
13423 W CENTRAL  
SWANTON OH 43558

## Description:

LD DES AS COMM AT THE SE COR OF SEC 27 T8S R1E TH S88^18'31"W ALG THE S LI OF THE SE1/4 OF SD SEC 330.17 FT TO THE POB TH CONT S88^18'31"W ALG THE S LI 323.68 FT TO THE W LI OF THE E1/2 OF THE SE1/4 OF THE SE1/4 OF SD SEC TH N02^16'33"W ALG SD W LI 864.51 FT TO THE S'ERLY R/O/W LI OF THE WABASH R/R TH N57^09'19"E ALG SD S'ERLY LI 760.40 FT TO THE E LI OF THE SE1/4 OF SD SEC TH S02^14'07"E ALG SD E LI 943.58 FT TH S85^18'09"W 219.02 FT TH N03^58'33"W 151.61 FT TH S86^48'17"W 169.50 FT TH S00^00'00"W 187 FT TH S17^06'44"E 272.77 FT TO THE POB (SURVEY 12.74 AC)  
SPLIT ON 05/07/2020 FROM ME0-127-4900-00

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2638-267

## Most Recent Permit Information

None Found

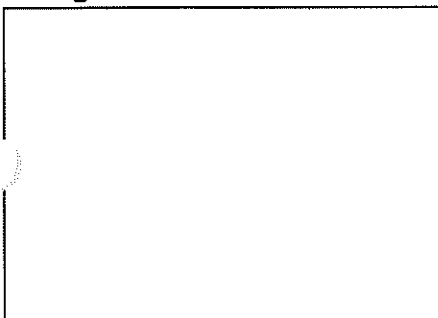
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	28,200	<b>2024 Taxable:</b>	21,085	<b>Acreage:</b>	12.74
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

<b>Parcel:</b>	ME0-129-3800-00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	SIMPKINS, MATTHEW J	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	10000 W MULBERRY RD BLK MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2632-741	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	30080 WALDRON AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL

<b>Mailing Address:</b>	<b>Description:</b>
SIMPKINS, MATTHEW J 10275 RANGER HWY MORENCI MI 49256	E 1/2 OF SW 1/4 SEC 29

## Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/WARD C & CLEANTHA M//.

<b>Terms of Sale:</b>	21-NOT USED/OTHER	<b>Liber/Page:</b>	231195
-----------------------	-------------------	--------------------	--------

## Most Recent Permit Information

None Found

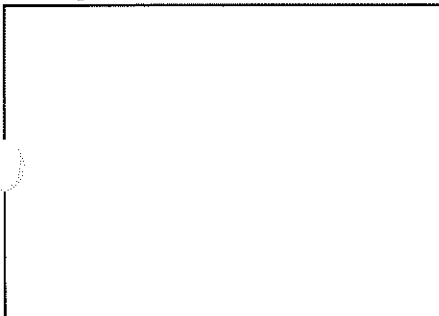
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	189,200	<b>2024 Taxable:</b>	49,263	<b>Acreage:</b>	80.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

**Parcel:** ME0-130-2050-00  
**Owner's Name:** SIMPKINS, MATTHEW J  
**Property Address:** 16000 W RIDGEVILLE RD BLK WALDRON, MI 49288  
**Liber/Page:** 2632-741  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

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

**Mailing Address:**

SIMPKINS, MATTHEW J  
10275 RANGER HWY  
MORENCI MI 49256

**Description:**

N 1/2 OF NE 1/4 EX LD BEG AT NE COR SEC 30 T8S-R1E RUNN TH S 466.91 FT TH W 172.40 FT TH S 25 FT TH W 170 FT TH N 492.46 FT TH E 342.40 FT TO POB CONT 3.77 ACRES SEC 30

## Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/WARD C//LIVING TRUST.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 231195

## Most Recent Permit Information

None Found

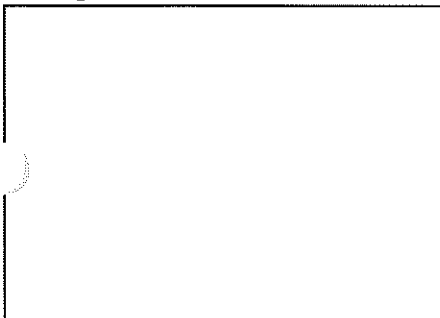
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	159,200	<b>2024 Taxable:</b>	53,347	<b>Acreage:</b>	76.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

<b>Parcel:</b>	ME0-130-2800-00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	SIMPKINS, MATTHEW J	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	11000 MUNSON HWY BLK MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2632-741	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL

## Mailing Address:

SIMPKINS, MATTHEW J  
10275 RANGER HWY  
MORENCI MI 49256

## Description:

S-1/2 OF NE-1/4 SEC 30 EX LD BEG 381.85 FT N FROM E-1/4 POST SEC 30 RUNN TH N 88 DEG 46'W 578.25 FT TH N 522.50 FT TH S 88 DEG 46'E 578.25 FT TH S 522.50 FT TO POB CONT 6.934 ACRES SEC 30

## Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/WARD C//LIVING TRUST.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 231195

## Most Recent Permit Information

None Found

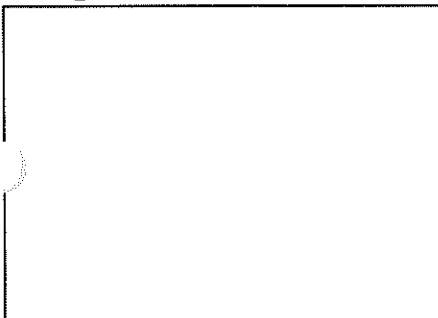
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	190,200	<b>2024 Taxable:</b>	78,708	<b>Acreage:</b>	73.07
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

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

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

## Mailing Address:

SIMPKINS, MATTHEW J  
10275 RANGER HWY  
MORENCI MI 49256

## Description:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 2632-738

## Most Recent Permit Information

None Found

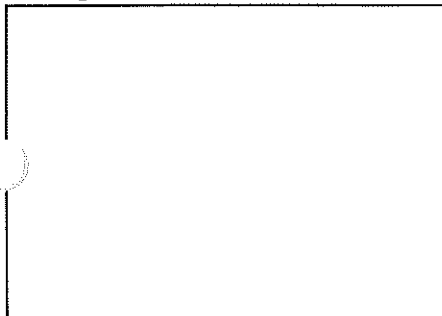
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 381,700	<b>2024 Taxable:</b> 106,313	<b>Acreage:</b> 142.40
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:49 PM

<b>Parcel:</b>	ME0-130-4280-00	<b>Current Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Owner's Name:</b>	SIMPKINS, MATTHEW J	<b>Previous Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Property Address:</b>	11000 MUNSON HWY BLK MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2632-741	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	None	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Topography:</b>	None	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
		<b>School:</b>	46100 MORENCI AREA SCHOOLS
		<b>Neighborhood:</b>	ME101 AGRICULTURAL

<b>Mailing Address:</b>	<b>Description:</b>
SIMPKINS, MATTHEW J 10275 RANGER HWY MORENCI MI 49256	NE 1/4 OF SE 1/4 SEC 30

## Most Recent Sale Information

Sold on 10/27/2006 for 0 by JOUGHIN/WARD C & CLEANTHA M//.

<b>Terms of Sale:</b>	10-FORECLOSURE	<b>Liber/Page:</b>	2334755
-----------------------	----------------	--------------------	---------

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	125,400	<b>2024 Taxable:</b>	53,170	<b>Acreage:</b>	40.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

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

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:50 PM

<b>Parcel:</b>	ME0-130-4600-00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	SIMPKINS, MATTHEW J	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	16000 W MULBERRY RD BLK MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2632-741	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	30080 WALDRON AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL

## Mailing Address:

SIMPKINS, MATTHEW J  
10275 RANGER HWY  
MORENCI MI 49256

## Description:

W-1/2 OF W-1/2 OF SE-1/4 EX 1 ACRE OFF E SIDE SEC 30

## Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/CLEANTHA//LIVING TRUST.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 231195

## Most Recent Permit Information

None Found

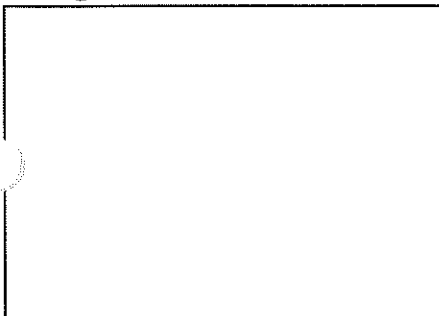
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	106,400	<b>2024 Taxable:</b>	29,629	<b>Acreage:</b>	39.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:50 PM

<b>Parcel:</b>	ME0-130-4650-00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	SIMPKINS, MATTHEW J	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	11000 W MULBERRY RD BLK MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2632-741	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL

<b>Mailing Address:</b>	<b>Description:</b>
SIMPKINS, MATTHEW J 10275 RANGER HWY MORENCI MI 49256	41 ACRES OFF E SIDE OF W 1/2 OF SE 1/4 SEC 30

## Most Recent Sale Information

Sold on 10/27/2005 for 1 by JOUGHIN/CLEANTHA//LIVING TRUST.

<b>Terms of Sale:</b>	21-NOT USED/OTHER	<b>Liber/Page:</b>	231195
-----------------------	-------------------	--------------------	--------

## Most Recent Permit Information

None Found

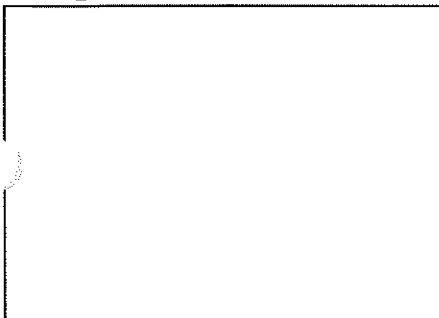
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	118,500	<b>2024 Taxable:</b>	31,057	<b>Acreage:</b>	41.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:50 PM

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

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

## Mailing Address:

SIMPKINS, MATTHEW J  
10275 RANGER HWY  
MORENCI MI 49256

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2632-756

## Most Recent Permit Information

None Found

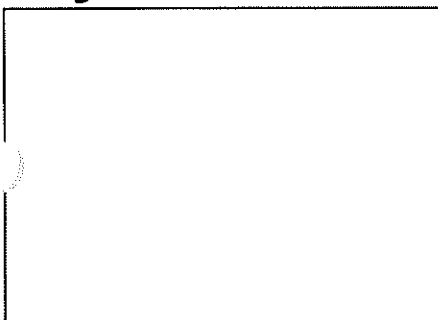
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 97,300	<b>2024 Taxable:</b> 43,827	<b>Acreage:</b> 38.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image



5

Medina Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
ME0-124-2980-00	10472 MOREY HWY	08/26/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$74,600	49.73
ME0-114-4900-00	12240 LIME CREEK RD	03/24/23	\$36,000	MLC	03-ARMS LENGTH	\$36,000	\$26,700	74.17
ME0-134-3020-00	12619 INGALL HWY	06/13/24	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$7,800	31.20
ME0-202-3410-00	12830 MORENCI RD	04/13/22	\$90,200	WD	03-ARMS LENGTH	\$90,200	\$40,600	45.01
ME0-134-3600-00	13776 WABASH RD	06/27/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$57,600	36.00
ME0-119-3010-00	11651 S US-127	03/22/23	\$67,900	LC	03-ARMS LENGTH	\$67,900	\$41,400	60.97
ME0-124-2025-00	11417 LIME CREEK RD	07/12/22	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$66,200	24.52
ME0-135-2250-00	12197 W MULBERRY RD	04/10/24	\$221,000	WD	03-ARMS LENGTH	\$221,000	\$90,500	40.95
ME0-133-2280-00	14221 W MULBERRY RD	04/14/23	\$173,000	MLC	03-ARMS LENGTH	\$173,000	\$63,500	36.71
ME0-131-4700-00	16248 WABASH RD	10/24/22	\$292,000	WD	03-ARMS LENGTH	\$292,000	\$106,600	36.51
ME0-124-4850-00	10864 W RIDGEVILLE RD	08/09/24	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$44,700	33.11
ME0-119-2800-00	10382 MUNSON HWY	04/04/22	\$208,500	WD	03-ARMS LENGTH	\$208,500	\$110,300	52.90

Totals: \$1,828,600

\$1,828,600

\$730,500

Sale. Ratio =>

39.95

Std. Dev. =>

13.99

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$188,960	(\$27,390)	\$11,570	0.89	0.89	(\$30,775)	(\$0.71)	ME5 2644-887	
\$63,514	(\$14,514)	\$13,000	1.00	1.00	(\$14,514)	(\$0.33)	ME4 2652-531	
\$15,633	\$22,367	\$13,000	1.00	1.00	\$22,367	\$0.51	ME5 2670-289	
\$134,086	(\$30,526)	\$13,360	1.12	1.12	(\$27,255)	(\$0.63)	ME5 2638-70	
\$136,415	\$39,695	\$16,110	1.73	1.73	\$22,945	\$0.53	ME4 2641-593	
\$101,213	(\$15,313)	\$18,000	2.00	2.00	(\$7,657)	(\$0.18)	ME5 2657-839	
\$164,402	\$124,078	\$18,480	2.16	2.16	\$57,444	\$1.32	ME5 2642-351	
\$181,042	\$58,648	\$18,690	2.23	2.23	\$26,300	\$0.60	ME5 2667-901	
\$129,930	\$64,570	\$21,500	2.75	2.75	\$23,480	\$0.54	ME4 2653-922	
\$270,954	\$45,141	\$24,095	3.17	3.17	\$14,240	\$0.33	ME5 2646-866	
\$88,491	\$80,347	\$33,838	6.07	6.07	\$13,237	\$0.30	ME5 2672-350	
\$245,057	\$115,423	\$151,980	40.00	40.00	\$2,886	\$0.07	ME4 2637-645	
<b>\$1,719,697</b>	<b>\$462,526</b>	<b>\$353,623</b>	<b>64.12</b>	<b>64.12</b>	<b>Average</b>	<b>Average</b>		
			<b>per Net Acre=&gt;</b>	<b>7,213.44</b>	<b>per SqFt=&gt;</b>	<b>\$0.17</b>		

Medina Township Subdivision Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
ME0-450-0130-00	11202 GREGG ST	05/16/23	\$99,000	WD	03-ARM'S LENGTH
ME0-450-0600-00	11060 CANANDAIGUA RD	07/22/22	\$100,000	WD	03-ARM'S LENGTH
ME0-450-0680-00	11174 CANANDAIGUA RD	05/26/23	\$109,900	WD	03-ARM'S LENGTH
ME0-450-0900-00	11069 GREGG ST	02/22/24	\$116,600	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$425,500</b>		



Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$99,000	\$39,500	39.90	\$90,704	\$16,296	\$8,000	118.0	115.5	0.31	0.31
\$100,000	\$40,200	40.20	\$95,421	\$13,479	\$8,900	142.5	137.0	0.45	0.45
\$109,900	\$49,800	45.31	\$115,277	\$2,623	\$8,000	82.5	165.5	0.31	0.31
\$116,600	\$51,000	43.74	\$116,446	\$8,154	\$8,000	107.7	148.5	0.37	0.37
<b>\$425,500</b>	<b>\$180,500</b>		<b>\$417,848</b>	<b>\$40,552</b>	<b>\$32,900</b>	<b>450.7</b>		<b>1.44</b>	<b>1.44</b>
Sale. Ratio =>		42.42			Average			Average	
					per FF=>	\$90		per Net Acre=>	28,141.57

Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	EdF Area	Librer/Page	Land Table	Class	Rate Group 1
\$138	\$52,064	\$1.20	118.00	MES 2655-117	MEO RESIDENTIAL	401	.31	.4
\$95	\$30,087	\$0.69	142.50	ME4 2642-949	MEO RESIDENTIAL	401	.41	.5
\$32	\$8,380	\$0.19	82.50	MES 2656-10	MEO RESIDENTIAL	401	.31	.4
\$76	\$22,218	\$0.51	107.69	MES 2665-97	MEO RESIDENTIAL	401	.31	.4

Average  
per SqFt=> \$0.65

6

Median Township Modern Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
ME0-101-2100-00	11433 MEDINA RD	10/27/23	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$66,700	29.64
ME0-131-4700-00	16248 WABASH RD	10/24/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$93,200	31.92
ME0-450-0130-00	11202 GREGG ST	05/16/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$48,000	48.48
ME0-450-0680-00	11174 CANANDAIGUA RD	05/26/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$52,100	47.41
ME0-450-0900-00	11069 GREGG ST	02/22/24	\$116,600	WD	03-ARM'S LENGTH	\$116,600	\$43,800	37.56
<b>Totals:</b>			<b>\$842,500</b>			<b>\$842,500</b>	<b>\$303,800</b>	

Sale. Ratio => 36.06

Std. Dev. => 8.67

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$176,484	\$46,750	\$178,250	\$169,295	1.053	1,689	\$105.54	MES	29.4737
\$281,049	\$37,400	\$254,600	\$348,999	0.730	2,201	\$115.67	MES	2.8647
\$91,704	\$9,000	\$90,000	\$124,126	0.725	1,512	\$59.52	MES	3.3094
\$116,277	\$9,000	\$100,900	\$162,788	0.620	1,454	\$69.39	MES	13.8335
\$117,446	\$17,580	\$99,020	\$149,239	0.664	984	\$100.63	MES	9.4660
\$782,960		\$722,770	\$954,447			\$90.15		0.0895
				E.C.F. =>	0.757	Std. Deviation=>	0.17094054	
				Ave. E.C.F. =>	0.758	Ave. Variance=>	11.7895	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
MODULAR/MAN	\$46,750	MEO RESIDENTIAL	401	63
CAPE COD	\$34,190	MEO RESIDENTIAL	401	82
MODULAR/MAN	\$9,000	MEO RESIDENTIAL	401	63
RANCH	\$9,000	MEO RESIDENTIAL	401	67
RANCH	\$9,000	MEO RESIDENTIAL	401	67

15.55007126



# Real Estate Summary Sheet

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

10/25/2024 1:46 PM

**Parcel:** ME0-101-2100-00  
**Owner's Name:** PRUITT, ISAIAH & MEGAN  
**Property Address:** 11433 MEDINA RD  
HUDSON, MI 49247  
**Liber/Page:** 2674-304  
**Split:** // **Created:** //  
**Public Impr.:** None **Topography:** None  
**Active:** Active

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

## Mailing Address:

PRUITT, ISAIAH & MEGAN  
11433 MEDNIA RD  
HUDSON MI 49247

## Description:

LD BEG 866.65 FT S FROM N 1/4 POST SEC 1 TH N 65^E ALG CTR MEDINA RD 306 FT TH S 810.94 FT TO CTR OF DRAIN TH N 61^38'W 274.09 FT TH W 38.42 FT TO N AND S 1/4 LI TH N 45 DEG 42'24"W 537.63 FT TO CTR LI OF MEDINA RD TH N 65 DEG E ALG CTR LI 417.39 FT TO POB SEC 4

## Most Recent Sale Information

Sold on 10/27/2023 for 225,000 by THOMAS & SONS INC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2674-304

## Most Recent Permit Information

None Found

## Physical Property Characteristics

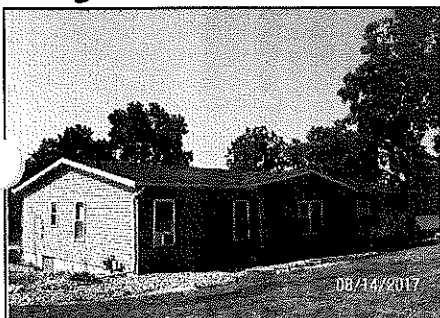
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	83,500	<b>2024 Taxable:</b>	62,668	<b>Acreage:</b>	6.70
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1990  
Occupancy: Single Family  
Class: D  
Style: MODULAR/MAN  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,689  
Ground Area: 1,689  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 3  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

**Parcel:** ME0-131-4700-00  
**Owner's Name:** HIGGINS, DUSTIN & AMY  
**Property Address:** 16248 WABASH RD  
WALDRON, MI 49288  
**Liber/Page:** 2647-335  
**Split:** // **Created:** //  
**Public Impr.:** None  
**Topography:** None

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

## Mailing Address:

HIGGINS, DUSTIN & AMY  
16248 WABASH RD  
WALDRON MI 49288

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2646-866

## Most Recent Permit Information

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

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	133,700	<b>2024 Taxable:</b>	122,220	<b>Acreage:</b>	3.17
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: C+10  
Style: CAPE COD  
Exterior:  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,201  
Ground Area: 1,625  
Garage Area: 700  
Basement Area: 1,625  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 2  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

**Parcel:** ME0-450-0130-00  
**Owner's Name:** SMITH, ROBERT SHANE & STACEY  
**Property Address:** 11202 GREGG ST  
MORENCI, MI 49256  
**Liber/Page:** 2655-117  
**Split:** 07/18/2011  
**Public Impr.:** None  
**Topography:** None

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

**Mailing Address:**

SMITH, ROBERT SHANE & STACEY  
11202 GREGG ST  
MORENCI MI 49256

**Description:**

LOT 13 & THE E 35 FT OF LOT 14 PLAT OF V/CANADAIGUA  
SPLIT ON 07/18/2011 INTO ME0-450-0141-00;

## Most Recent Sale Information

Sold on 05/16/2023 for 99,000 by ROSE, BRANDON.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2655-117

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 46,000	<b>2024 Taxable:</b> 46,000	<b>Acreage:</b> 0.31
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 118.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 115.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: CD  
Style: MODULAR/MAN  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,512  
Ground Area: 1,512  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

**Parcel:** ME0-450-0680-00  
**Owner's Name:** TRIPP, JOSEPH  
**Property Address:** 11174 CANANDAIGUA RD  
MORENCI, MI 49256  
**Liber/Page:** 2655-694  
**Split:** // **Created:** //  
**Public Impr.:** None  
**Topography:** None

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

**Mailing Address:**  
TRIPP, JOSEPH  
11174 CANANDAIGUA RD  
HUDSON MI 49247

**Description:**  
LOT 68-ALSO A PARCEL OF LD COMM AT NE COR OF LOT 68 RUNN TH N 50 FT TH W 5 RDS TH S 50 FT TH E 5 RDS TO POB  
CONT 1/4 ACRES VILL OF CANANDAIGUA

## Most Recent Sale Information

Sold on 05/26/2023 for 109,900 by TRIPP, JOSEPH.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2656-10

## Most Recent Permit Information

None Found

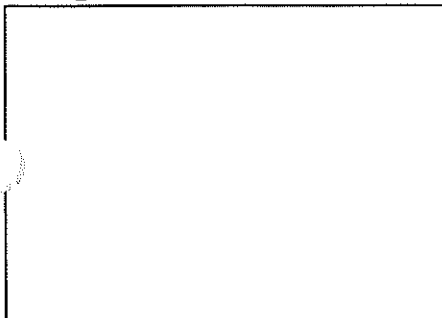
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 58,400	<b>2024 Taxable:</b> 58,400	<b>Acreage:</b> 0.31
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 82.5
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 165.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,454  
Ground Area: 1,454  
Garage Area: 600  
Basement Area: 667  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-450-0900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TODD, JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11069 GREGG ST MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2665-97	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE

## Mailing Address:

TODD, JASON  
11069 GREGG ST  
MORENCI MI 49256

## Description:

PT OF LOTS 90 & 91 VILLAGE OF CANANDAIGUA DESC AS COMM AT A PT LOC 398.24 FT W FROM THE NE COR OF SEC 12 T85 R1E & RUNN TH W 107.69 FT TH S PAR WITH THE E LI OF SD SEC 148.50 FT TH E PAR WITH THE FIRST COURSE 107.69 FT TH N PAR WITH THE E LI OF SD SEC 148.50 FT TO POB

## Most Recent Sale Information

Sold on 02/22/2024 for 116,600 by MALLETTE, WILLIAM J, ESTATE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2665-97

## Most Recent Permit Information

Permit 21004 on 05/21/2021 for \$3,632 category REMODEL.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	59,000	<b>2024 Taxable:</b>	41,910	<b>Acreage:</b>	0.37
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	107.7
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.5

## Improvement Data

# of Residential Buildings: 1

Year Built: 1966

Occupancy: Single Family

Class: C

Style: RANCH

Exterior:

% Good (Physical): 67

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 984

Ground Area: 984

Garage Area: 552

Basement Area: 984

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image



7

Medina Township Older Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
ME0-119-2800-00	10382 MUNSON HWY	04/04/22	\$208,500	WD	03-ARMY'S LENGTH	\$208,500	\$70,200	33.67
ME0-133-2280-00	14221 W MULBERRY RD	04/14/23	\$173,000	MLC	03-ARMY'S LENGTH	\$173,000	\$51,700	29.88
ME0-134-3600-00	13776 WABASH RD	06/27/22	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$53,500	33.44
ME0-450-0600-00	11060 CANANDAIGUA RD	07/22/22	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$38,600	38.60
<b>Totals:</b>			<b>\$641,500</b>			<b>\$641,500</b>	<b>\$214,000</b>	

Sale. Ratio => 33.36

Std. Dev. => 3.58



Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$253,301	\$160,224	\$48,276	\$136,523	0.354	1,148	\$42.05	ME4	33.7703
\$140,555	\$32,125	\$140,875	\$157,431	0.895	1,294	\$108.87	ME4	20.3519
\$141,930	\$23,324	\$136,676	\$168,630	0.811	1,116	\$122.47	ME4	11.9196
\$96,521	\$10,000	\$90,000	\$127,424	0.706	1,461	\$61.60	ME4	1.4988
<b>\$632,307</b>		<b>\$415,827</b>	<b>\$590,008</b>			<b>\$83.75</b>		<b>1.3468</b>
			E.C.F. =>	0.705		Std. Deviation=>	0.23797456	
			Ave. E.C.F. =>	0.691		Ave. Variance=>	16.8851	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$160,224	MED RESIDENTIAL	401	67
RANCH	\$32,125	MED RESIDENTIAL	401	82
CONVENTIONAL	\$21,625	MED RESIDENTIAL	401	77
CONVENTIONAL	\$10,000	MED RESIDENTIAL	401	67

24.42469143

# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-119-2800-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	AJIC LTD	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	10382 MUNSON HWY HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2637-645	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

<b>Mailing Address:</b>	<b>Description:</b>
AJIC LTD 1770 TREMAINSVILLE TOLEDO OH 43613	SE 1/4 OF NE 1/4 SEC 19

## Most Recent Sale Information

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

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2637-645
-----------------------	-----------------	--------------------	----------

## Most Recent Permit Information

None Found

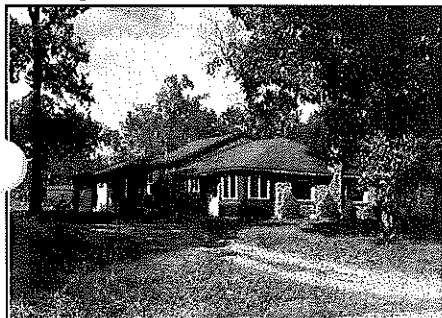
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	123,200	<b>2024 Taxable:</b>	123,200	<b>Acreage:</b>	40.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1940	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D+10	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 67	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,148	
Ground Area: 1,148	
Garage Area: 1,024	
Basement Area: 576	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-133-2280-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MEREDITH, JAMES H, FAMILY TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	14221 W MULBERRY RD MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2659-117	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

<b>Mailing Address:</b>	<b>Description:</b>
MEREDITH, JAMES H, FAMILY TRUST 1445 S RIO VERDE LANE CAMP VERDE AZ 86322	LD COMM AT NW COR OF E 1/2 OF NE 1/4 OF SEC 33 TH E 27.50 RDS S 16 RDS W 27.50 RDS N 16 RDS TO POB SEC 33

## Most Recent Sale Information

Sold on 04/14/2023 for 173,000 by FERRIS, RICHARD L.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2653-922
-----------------------	-----------------	--------------------	----------

## Most Recent Permit Information

None Found

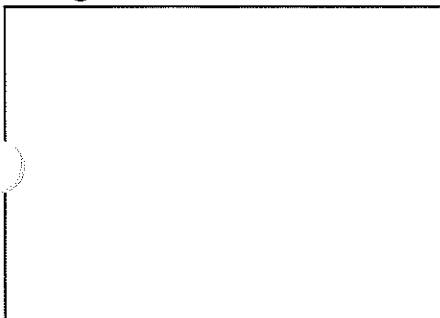
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	65,700	<b>2024 Taxable:</b>	38,935	<b>Acreage:</b>	2.75
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1946	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: RANCH	
Exterior:	
% Good (Physical): 82	
Heating System: Forced Hot Water	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,294	
Ground Area: 1,294	
Garage Area: 598	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-134-3600-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BROWN, KATE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13776 WABASH RD MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2641-593	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

## Mailing Address:

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

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2641-593

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	68,900	<b>2024 Taxable:</b>	68,900	<b>Acreage:</b>	1.73
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1880

Occupancy: Single Family

Class: C-5

Style: CONVENTIONAL

Exterior:

% Good (Physical): 77

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,116

Ground Area: 1,116

Garage Area: 0

Basement Area: 1,116

Basement Walls:

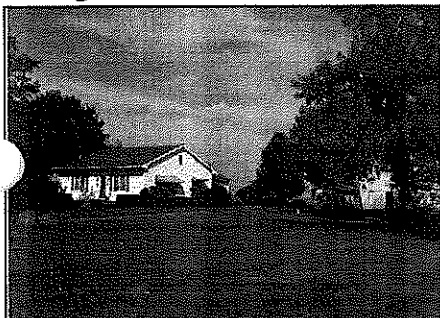
Estimated TCV: Tentative

# of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts: GARAGE

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:44 PM

<b>Parcel:</b>	ME0-450-0600-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KLEINKNECHT, BRANDI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11060 CANANDAIGUA RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2642-949	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

## Mailing Address:

KLEINKNECHT, BRANDI  
11060 CANANDAIGUA RD  
MORENCI MI 49256

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2642-949

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	48,400	<b>2024 Taxable:</b>	48,400	<b>Acreage:</b>	0.45
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	142.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	137.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: D  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,461  
Ground Area: 873  
Garage Area: 288  
Basement Area: 588  
Basement Walls:  
Estimated TCV: Tentative

## Image



8



Medina Township Commercial ECF Analysis

Parcel Number	Address	Sale Price	Sale Date	Terms	Adj. Sale Price	Land & Yard	Bldg. Residual	ECF
RM0-121-2300-00	10125 W. US-223	\$185,000	10/26/22 WED	03-ARMS LENGTH	\$57,053	\$127,947	\$166,157	0.770
RM0-800-0203-00	10500 W. US-223	\$69,900	07/20/22 WED	03-ARMS LENGTH	\$0	\$69,900	\$85,725	0.815
MD0-124-1250-00	4015 TREAT HWY	\$90,000	02/28/23 WED	03-ARMS LENGTH	\$25,440	\$64,560	\$98,008	0.659
TE0-130-3280-00	1366 E. M-50	\$140,000	04/29/22 WED	03-ARMS LENGTH	\$109,379	\$30,621	\$45,931	0.667
TE0-121-2350-00	9800 TEG-CLINTON HW	\$220,000	04/29/22 WED	03-ARMS LENGTH	\$84,195	\$135,895	\$189,632	0.717
CA0-123-1350-00	8543 W. M-50	\$230,000	09/15/23 WED	03-ARMS LENGTH	\$71,186	\$158,814	\$211,331	0.751
						\$587,737	\$796,784	0.738

Medina Township Commercial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	SQ FT	Land Residual	Net Acres	1ST ACRE RATE
CA0-101-3550-00	202	02/16/24 WD		17.41	03-ARM'S LENGTH	\$142,500	\$66,800	46.88	758379.60	\$142,500	17.41	8.185
ME0-118-3200-00	201	04/11/24 WD		7.72	03-ARM'S LENGTH	\$413,000	\$187,600	45.42	336283.20	\$97,792	7.72	12.667
RA0-117-3885-00	201	09/06/24 WD		2.71	03-ARM'S LENGTH	\$425,000	\$203,700	47.93	118047.60	\$79,615	2.71	29.378
RA0-118-3930-00	201	04/24/23 WD		4.01	03-ARM'S LENGTH	\$300,000	\$140,300	46.77	130244.40	\$93,002	2.99	31.104
							\$596,400				30.83	
<b>\$19,410</b>												

9

# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-101-2100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PRUITT, ISAIAH & MEGAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11433 MEDINA RD HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2674-304	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE
<b>Mailing Address:</b>		<b>Description:</b>	
PRUITT, ISAIAH & MEGAN 11433 MEDNIA RD HUDSON MI 49247		LD BEG 866.65 FT S FROM N 1/4 POST SEC 1 TH N 65^E ALG CTR MEDINA RD 306 FT TH S 810.94 FT TO CTR OF DRAIN TH N 61^38'W 274.09 FT TH W 38.42 FT TO N AND S 1/4 LI TH N 45 DEG 42'24"W 537.63 FT TO CTR LI OF MEDINA RD TH N 65 DEG E ALG CTR LI 417.39 FT TO POB SEC 4	

## Most Recent Sale Information

Sold on 10/27/2023 for 225,000 by THOMAS & SONS INC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2674-304

## Most Recent Permit Information

None Found

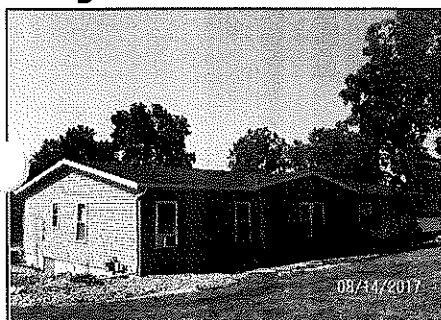
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	83,500	<b>2024 Taxable:</b>	62,668	<b>Acreage:</b>	6.70
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 3
Year Built: 1990	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D	
Style: MODULAR/MAN	
Exterior:	
% Good (Physical): 63	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,689	
Ground Area: 1,689	
Garage Area: 0	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-111-3150-00	<b>Current Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Owner's Name:</b>	GIZICKI, CREG G	<b>Previous Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Property Address:</b>	13400 PACKARD RD HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2672-489	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL

## Mailing Address:

GIZICKI, CREG G  
CYLE G GIZICKI  
22401 BENJAMIN  
SAINT CLAIR SHORES MI 48081

## Description:

W 1/2 OF W 1/2 OF SW 1/4 SEC 11 T8S R1E EXC LD DES AS COMM ON THE S LI OF SW1/4 OF SD SEC AT A PT LOC 357.67 FT N86°58'20"E FROM THE SW COR OF SD SEC & RUNN TH N06°38'39"W 224.35 FT TH N06°48'41" E 518.59 FT N86°58'20"E 240.33 FT TH S03°11'06"E 734.87 FT TO S LI OF SD SEC TH S86°58'20"W ALG SD LI 316.81 FT TO POB (SURVEY 5.0103 AC) ALSO LD DES AS BEG AT THE SE COR OF SEC 10 T8S R1E TH S85°40'00"W 457.71 FT ALG THE S LI OF SD SEC (CNTRLI OF PACKARD RD) TH N03°41'15"W 2665.79 FT TO THE E-W 1/4 LI OF SD SEC TH N86°51'41"E 474.34 FT ALG SD LI TO THE E1/4 LI OF SD SEC TH S ALG THE E LI OF SD SEC 10 TO POB (SURVEY)

5/14/2021 NOW COMBINED FROM ME0-110-4900-00 PER CAMA DATA STANDARDS

## Most Recent Sale Information

Sold on 01/05/2024 for 282,500 by SCHWARTZ, DAVID W & ELIZABETH I.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2663-753

## Most Recent Permit Information

Permit 23-8851 on 03/05/2023 for \$0 category MISC.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	201,400	<b>2024 Taxable:</b>	121,726	<b>Acreage:</b>	64.74
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 2017

Occupancy: Single Family

Class: D

Style: Two-Story

Exterior: Wood Siding

% Good (Physical): 68

Heating System: Wall/Floor Furnace

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,728

Ground Area: 1,152

Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 4

Estimated TCV: Tentative

Cmts: NO ELECTRIC

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

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

## Mailing Address:

SCHWARTZ, JOEL & LIZZIE  
9253 RANGER HWY  
MORENCI MI 49256

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2643849

## Most Recent Permit Information

Permit 23-0014 on 07/05/2023 for \$0 category DECK/PORCH.

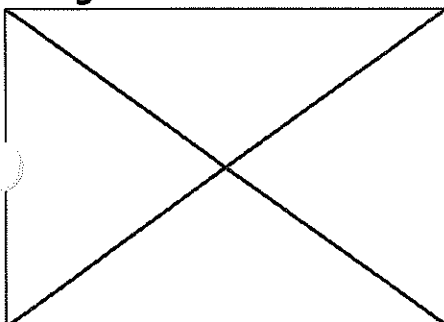
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	188,100	<b>2024 Taxable:</b>	142,164	<b>Acreage:</b>	40.01
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 13
Year Built: 0	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D	
Style: MODULAR/MAN	
Exterior: Wood Siding	
% Good (Physical): 0	
Heating System: Wall/Floor Furnace	
Electric - Amps Service: 0	
# of Bedrooms: 0	
Full Baths: 1 Half Baths: 0	
Floor Area: 3,240	
Ground Area: 2,376	
Garage Area: 0	
Basement Area: 480	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-114-4900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLIAMS, VICKY LYNN & RICHARD V	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	12240 LIME CREEK RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2652-531	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

## Mailing Address:

WILLIAMS, VICKY LYNN & RICHARD V  
12240 LILME CREEK RD  
MORENCI MI 49256

## Description:

LD BEG 165 FT W FROM SE COR SEC 14 RUNN TH W 175 FT TH N 250 FT TH E 175 FT TH S 250 FT TO POB SEC 14

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2652-531

## Most Recent Permit Information

None Found

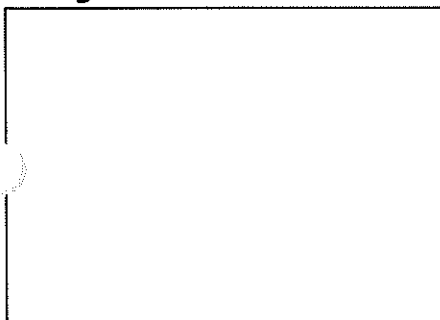
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	32,200	<b>2024 Taxable:</b>	32,200	<b>Acreage:</b>	1.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: D  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,000  
Ground Area: 770  
Garage Area: 0  
Basement Area: 459  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-119-2800-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	AJIC LTD	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	10382 MUNSON HWY HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2637-645	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE
<b>Mailing Address:</b>		<b>Description:</b>	
AJIC LTD		SE 1/4 OF NE 1/4 SEC 19	
1770 TREMAINSVILLE			
TOLEDO OH 43613			

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2637-645

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	123,200	<b>2024 Taxable:</b>	123,200	<b>Acreage:</b>	40.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1940

Occupancy: Single Family

Class: D+10

Style: CONVENTIONAL

Exterior:

% Good (Physical): 67

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 1,148

Ground Area: 1,148

Garage Area: 1,024

Basement Area: 576

Basement Walls:

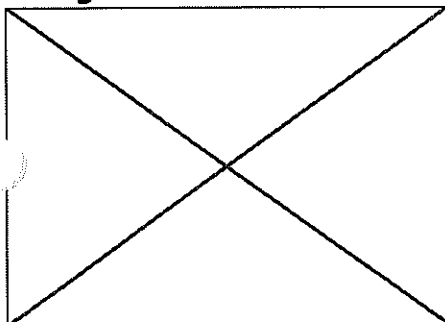
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

**Parcel:** ME0-119-3010-00  
**Owner's Name:** RIFFLE, ZACHARY & STEFFANIE  
**Property Address:** 11651 S US-127  
HUDSON, MI 49247  
**Liber/Page:** 2654-872  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

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

**Mailing Address:**

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

**Description:**

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

## Most Recent Sale Information

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

**Terms of Sale:** 11-FROM LENDING INSTITUTION EXPOSED

**Liber/Page:** 2654-872

## Most Recent Permit Information

None Found

## Physical Property Characteristics

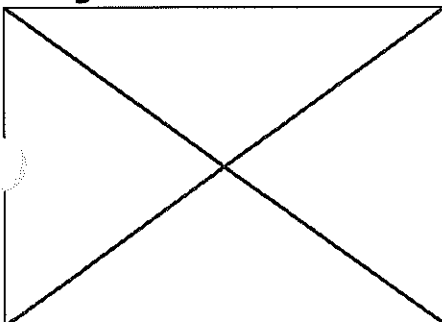
<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 51,200	<b>2024 Taxable:</b> 51,200	<b>Acreage:</b> 2.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1976  
Occupancy: Single Family  
Class: CD  
Style: MODULAR/MAN  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,288  
Ground Area: 1,288  
Garage Area: 0  
Basement Area: 1,288  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-123-1600-00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	O'TOOLE PROPERTY HOLDINGS LLC	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	10000 WHITE PINE HWY BLK MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2665-376	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL
<b>Mailing Address:</b>	O'TOOLE PROPERTY HOLDINGS LLC 29940 BAYVIEW GROSSE ILE MI 48138	<b>Description:</b>	LD BEG 285 FT N FROM W-1/4 POST SEC 23 RUNN TH N 952.48 FT TH N 84 DEG 58'E 253.24 FT TH N 62 DEG 28'E 239.12 FT TH N 62 DEG 55'E 229.41 FT TH S 77 DEG 50'E 308.51 FT TH S 54 DEG 22'E 651.52 FT TH N 47 DEG 22'E 376.80 FT TH N 72 DEG E 949.35 FT TO N & S-1/4 LI TH S 1621.52 FT TO CTR SEC 23 TH W 2548.54 FT TO E LI OF CEMETARY PROPERTY TH N 285 FT TH W 135.50 FT TO POB EX LD BEG 285 FT N 0 DEG 37'15"E FROM W-1/4 POST SEC 23 RUNN TH N 0 DEG 37'15"E 709.59 FT TH S 89 DEG 22'45"E 159.25 FT TH S 0 DEG 37'15"W 710.43 FT TH N 89 DEG 4'37"W 159.25 FT TO POB

## Most Recent Sale Information

Sold on 02/26/2024 for 422,500 by MAYLE, DEBRA.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2665-187

## Most Recent Permit Information

None Found

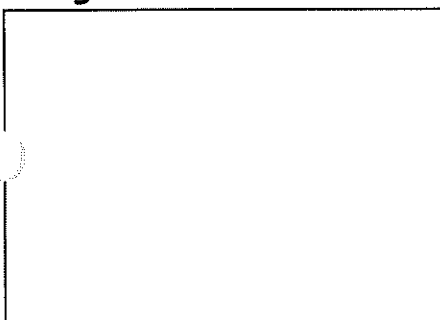
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	168,300	<b>2024 Taxable:</b>	62,425	<b>Acreage:</b>	79.95
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-124-2025-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DAMON, SYLVIA MONSERRATE & JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11417 LIME CREEK RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2642-351	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	06/13/2017	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE
<b>Mailing Address:</b>	<b>Description:</b>		
DAMON, SYLVIA MONSERRATE & JASON 11417 LIME CREEK RD MORENCI MI 49256	LD DES AS BEG ON THE N LI OF SEC 24 T8S R1E 366.50 FT N88^40'32"E FROM THE N1/4 COR OF SD SEC TH N88^40'32"E 312 FT CONT ALG THE N LI OF SD SEC TH S01^19'28"E 267.50 FT TH S88^40'32"W 172.50 FT T S01^19'28"E 75 FT TH S88^40'32"W 139.50 FT TH N01^19'28"W 342.50 FT TO THE POB (SURVEY 2.16 AC) SPLIT ON 06/13/2017 FROM ME0-124-2050-00		

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2642-351

## Most Recent Permit Information

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

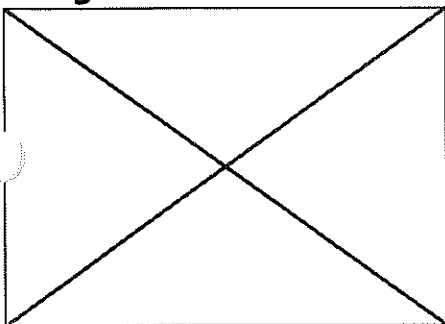
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	83,100	<b>2024 Taxable:</b>	74,865	<b>Acrage:</b>	2.16
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: C  
Style: SINGLE STORY  
Exterior: Wood Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,248  
Ground Area: 1,248  
Garage Area: 684  
Basement Area: 1,105  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-124-2980-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GALLUP, MITCHELL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	10472 MOREY HWY MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2649-463	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE
<b>Mailing Address:</b>	<b>Description:</b>		
GALLUP, MITCHELL MARY MARGARET HOLLSTEIN 10472 MOREY HWY MORENCI MI 49256	PARCEL OF LD BEG AT E 1/4 POST SEC 24 T8S-R1E RUNN TH N 1^37'W ALG E LI OF SEC 79.04 FT TH S 84^47'W 306.10 FT TH S 1^32'E 116.83 FT TH N 88^28'E 305.58 FT TO E SEC LI TH N 1^32'W 57.46 FT TO POB SEC 24		

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2644-887

## Most Recent Permit Information

None Found

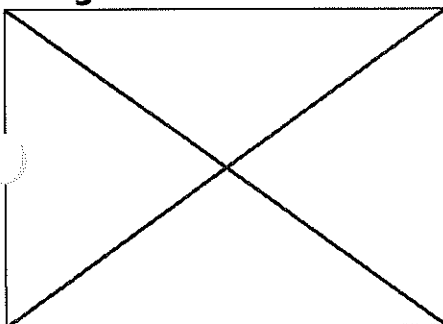
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	95,700	<b>2024 Taxable:</b>	95,700	<b>Acreage:</b>	0.89
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 3	# of Agricultural Buildings: 1
Year Built: 1900	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: TWO STORY	
Exterior:	
% Good (Physical): 71	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 3 Half Baths: 0	
Floor Area: 3,186	
Ground Area: 2,934	
Garage Area: 0	
Basement Area: 504	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

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

### Mailing Address:

W B FARMS INC  
13423 W CENTRAL  
SWANTON OH 43558

### Description:

LD DES AS COMM AT THE SE COR OF SEC 27 T8S R1E TH S88^18'31"W ALG THE S LI OF THE SE1/4 OF SD SEC 330.17 FT TO THE POB TH CONT S88^18'31"W ALG THE S LI 323.68 FT TO THE W LI OF THE E1/2 OF THE SE1/4 OF THE SE1/4 OF SD SEC TH N02^16'33"W ALG SD W LI 864.51 FT TO THE S'ERLY R/O/W LI OF THE WABASH R/R TH N57^09'19"E ALG SD S'ERLY LI 760.40 FT TO THE E LI OF THE SE1/4 OF SD SEC TH S02^14'07"E ALG SD E LI 943.58 FT TH S85^18'09"W 219.02 FT TH N03^58'33"W 151.61 FT TH S86^48'17"W 169.50 FT TH S00^00'00"W 187 FT TH S17^06'44"E 272.77 FT TO THE POB (SURVEY 12.74 AC)  
SPLIT ON 05/07/2020 FROM ME0-127-4900-00

## Most Recent Sale Information

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

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2638-267
-----------------------	-----------------	--------------------	----------

## Most Recent Permit Information

None Found

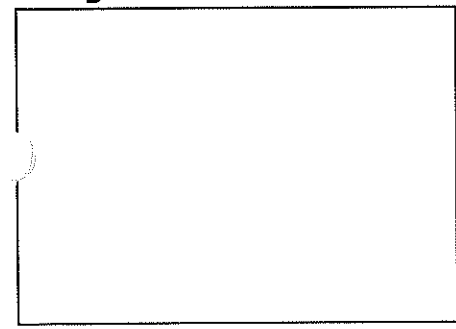
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	28,200	<b>2024 Taxable:</b>	21,085	<b>Acreage:</b>	12.74
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

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

## Mailing Address:

HIGGINS, DUSTIN & AMY  
16248 WABASH RD  
WALDRON MI 49288

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2646-866

## Most Recent Permit Information

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

## Physical Property Characteristics

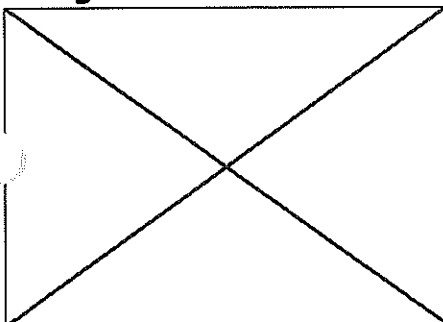
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	133,700	<b>2024 Taxable:</b>	122,220	<b>Acreage:</b>	3.17
<b>Toning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: C+10  
Style: CAPE COD  
Exterior:  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,201  
Ground Area: 1,625  
Garage Area: 700  
Basement Area: 1,625  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 2  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-133-1300-00	<b>Current Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Owner's Name:</b>	MANSFIELD, JASON DWIGHT	<b>Previous Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Property Address:</b>	14785 W MULBERRY RD MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2651-947	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME101 AGRICULTURAL

## Mailing Address:

MANSFIELD, JASON DWIGHT  
12220 INGALL HWY  
MORENCI MI 49256

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2647-601

## Most Recent Permit Information

None Found

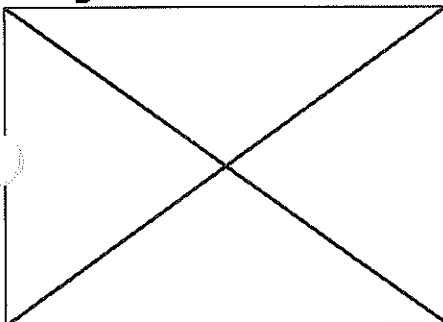
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	262,800	<b>2024 Taxable:</b>	97,319	<b>Acreage:</b>	80.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 4
Year Built: 1880	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: D+10	
Style: CONVENTIONAL	
Exterior:	
% Good (Physical): 82	
Heating System: Forced Hot Water	
Electric - Amps Service: 0	
# of Bedrooms: 4	
Full Baths: 1 Half Baths: 1	
Floor Area: 2,022	
Ground Area: 1,326	
Garage Area: 440	
Basement Area: 928	
Basement Walls:	
Estimated TCV: Tentative	

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-133-2280-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MEREDITH, JAMES H, FAMILY TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	14221 W MULBERRY RD MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2659-117	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

<b>Mailing Address:</b>	<b>Description:</b>
MEREDITH, JAMES H, FAMILY TRUST 1445 S RIO VERDE LANE CAMP VERDE AZ 86322	LD COMM AT NW COR OF E 1/2 OF NE 1/4 OF SEC 33 TH E 27.50 RDS S 16 RDS W 27.50 RDS N 16 RDS TO POB SEC 33

## Most Recent Sale Information

Sold on 04/14/2023 for 173,000 by FERRIS, RICHARD L.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2653-922
-----------------------	-----------------	--------------------	----------

## Most Recent Permit Information

None Found

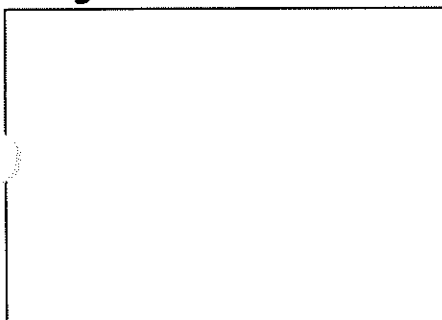
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	65,700	<b>2024 Taxable:</b>	38,935	<b>Acreage:</b>	2.75
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1946	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: RANCH	
Exterior:	
% Good (Physical): 82	
Heating System: Forced Hot Water	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,294	
Ground Area: 1,294	
Garage Area: 598	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

## Image





# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-134-3600-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BROWN, KATE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13776 WABASH RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2641-593	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE

## Mailing Address:

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

## Description:

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

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2641-593

## Most Recent Permit Information

None Found

## Physical Property Characteristics

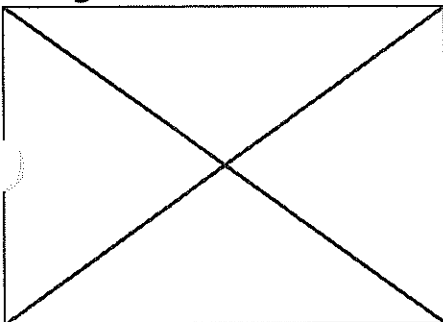
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	68,900	<b>2024 Taxable:</b>	68,900	<b>Acreage:</b>	1.73
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: C-5  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,116  
Ground Area: 1,116  
Garage Area: 0  
Basement Area: 1,116  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 3  
Estimated TCV: Tentative  
Cmts: GARAGE

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-202-3410-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KEEFER, DIANE J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	12830 MORENCI RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2638-70	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE
<b>Mailing Address:</b>	KEEFER, DIANE J 21235 COUNTY RD T FAYETTE OH 43521	<b>Description:</b>	LD BEG 1379.40 FT E AND 760.58 FT S FROM W 1/4 POST SEC 2 T9S-R1E TH W 8 FT TH S 253.31 FT TH E 200.96 FT TH N 233.64 FT TH W 192 FT TO POB SEC 2

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2638-70

## Most Recent Permit Information

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

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	68,000	<b>2024 Taxable:</b>	62,990	<b>Acreage:</b>	1.12
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1965

Occupancy: Single Family

Class: C

Style: RANCH

Exterior:

% Good (Physical): 77

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 900

Ground Area: 900

Garage Area: 550

Basement Area: 900

Basement Walls:

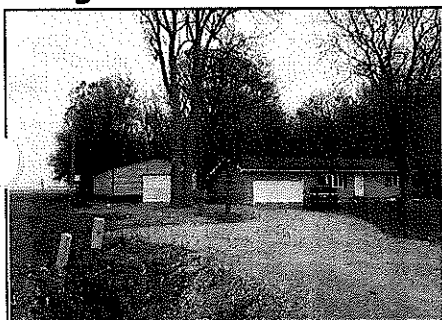
Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

**Parcel:** ME0-450-0130-00  
**Owner's Name:** SMITH, ROBERT SHANE & STACEY  
**Property Address:** 11202 GREGG ST  
MORENCI, MI 49256  
**Liber/Page:** 2655-117  
**Split:** 07/18/2011  
**Public Impr.:** None  
**Topography:** None

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

**Mailing Address:**

SMITH, ROBERT SHANE & STACEY  
11202 GREGG ST  
MORENCI MI 49256

**Description:**

LOT 13 & THE E 35 FT OF LOT 14 PLAT OF V/CANADAIGUA  
SPLIT ON 07/18/2011 INTO ME0-450-0141-00;

## Most Recent Sale Information

Sold on 05/16/2023 for 99,000 by ROSE, BRANDON.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2655-117

## Most Recent Permit Information

None Found

## Physical Property Characteristics

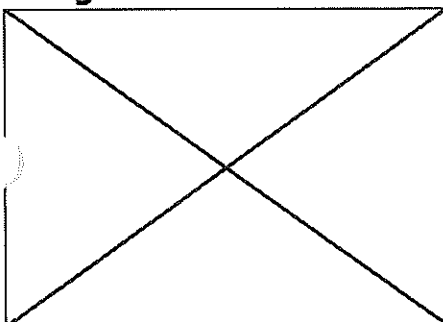
<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	46,000	<b>2024 Taxable:</b>	46,000	<b>Acreage:</b>	0.31
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	118.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	115.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: CD  
Style: MODULAR/MAN  
Exterior:  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,512  
Ground Area: 1,512  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-450-0600-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KLEINKNECHT, BRANDI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11060 CANANDAIGUA RD MORENCI, MI 49256	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2642-949	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME4 MEDINA TWP - OLDER STYLE
<b>Mailing Address:</b>		<b>Description:</b>	
KLEINKNECHT, BRANDI 11060 CANANDAIGUA RD MORENCI MI 49256		LD BEG AT SW COR OF LOT 60 TH E 60 FT N 10 RDS 6 IN TH W 60 FT TH S 10 RDS 6 IN TO POB VILL OF CANANDAIGUA ALSO LOT 61 V/CANANDAIGUA	

## Most Recent Sale Information

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

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2642-949

## Most Recent Permit Information

None Found

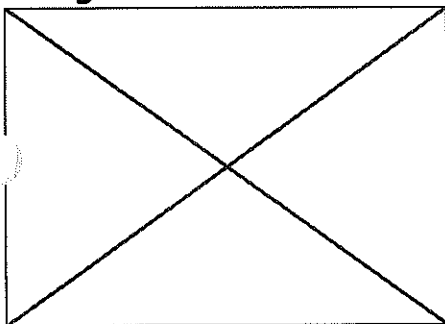
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	48,400	<b>2024 Taxable:</b>	48,400	<b>Acreage:</b>	0.45
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	142.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	137.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: D  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,461  
Ground Area: 873  
Garage Area: 288  
Basement Area: 588  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-450-0680-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TRIPP, JOSEPH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11174 CANANDAIGUA RD MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2655-694	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE
<b>Mailing Address:</b>	TRIPP, JOSEPH 11174 CANANDAIGUA RD HUDSON MI 49247	<b>Description:</b>	LOT 68-ALSO A PARCEL OF LD COMM AT NE COR OF LOT 68 RUNN TH N 50 FT TH W 5 RDS TH S 50 FT TH E 5 RDS TO POB CONT 1/4 ACRES VILL OF CANANDAIGUA

## Most Recent Sale Information

Sold on 05/26/2023 for 109,900 by TRIPP, JOSEPH.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2656-10

## Most Recent Permit Information

None Found

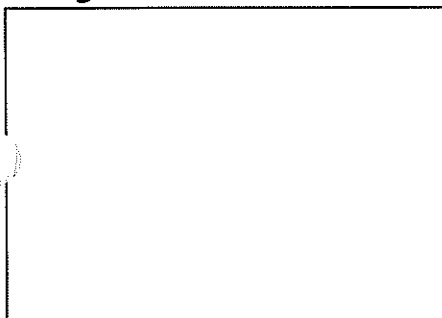
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	58,400	<b>2024 Taxable:</b>	58,400	<b>Acreage:</b>	0.31
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	82.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior:  
% Good (Physical): 67  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,454  
Ground Area: 1,454  
Garage Area: 600  
Basement Area: 667  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

10/25/2024 1:51 PM

<b>Parcel:</b>	ME0-450-0900-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TODD, JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11069 GREGG ST MORENCI, MI 49256	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2665-97	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	ME0 MEDINA TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46100 MORENCI AREA SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	ME5 MEDINA TWP - MODERN STYLE
<b>Mailing Address:</b>	TODD, JASON 11069 GREGG ST MORENCI MI 49256	<b>Description:</b>	PT OF LOTS 90 & 91 VILLAGE OF CANANDAIGUA DESC AS COMM AT A PT LOC 398.24 FT W FROM THE NE COR OF SEC 12 T8S R1E & RUNN TH W 107.69 FT TH S PAR WITH THE E LI OF SD SEC 148.50 FT TH E PAR WITH THE FIRST COURSE 107.69 FT TH N PAR WITH THE E LI OF SD SEC 148.50 FT TO POB

## Most Recent Sale Information

Sold on 02/22/2024 for 116,600 by MALLETTE, WILLIAM J, ESTATE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2665-97

## Most Recent Permit Information

Permit 21004 on 05/21/2021 for \$3,632 category REMODEL.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	59,000	<b>2024 Taxable:</b>	41,910	<b>Acreage:</b>	0.37
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	107.7
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.5

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1966	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: RANCH	
Exterior:	
% Good (Physical): 67	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 984	
Ground Area: 984	
Garage Area: 552	
Basement Area: 984	
Basement Walls:	
Estimated TCV: Tentative	

## Image

