

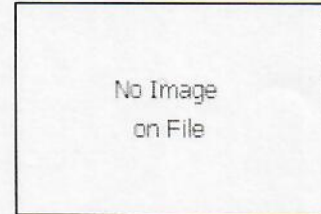
8

Neighborhoods Used: LAKE.LAKE AREA RESIDENTIAL

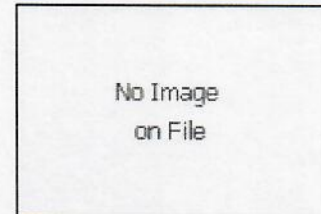
1925 HORST RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05 060 001 008 10/28/2022 LAKE 401 180,000 76,329
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 67 103,671 103,692 1.000
!!MULTI-PARCEL SALE!!



8155 COLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05 050 001 006 07/25/2022 LAKE 401 209,900 52,799
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 157,101 111,639 1.407



8175 COLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05 050 001 010 11/23/2021 LAKE 401 85,000 73,849
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 11,151 10,840 1.029
!!MULTI-PARCEL SALE!!



8015 COLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05 050 001 020 10/06/2021 LAKE 401 251,000 117,365
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home 1 STORY 72 133,635 113,992 1.172



COOPER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
05 040 001 028 09/16/2021 LAKE 401 535,000 111,494
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 85 423,506 160,963 2.631



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:48 AM

Parcel: 05 040 001 028
Owner's Name: MITCHELL, BRIAN E & MEGAN M
Property Address: 1986 COOPER DR
QUINCY, MI 49082
Liber/Page: 1806/1246 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Gravel Road. Paved Road. Electric
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 20 SPLIT/COMB N/A 02-05
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: LAKE LAKE AREA RESIDENTIAL

Mailing Address:

MITCHELL, BRIAN E & MEGAN M
8821 KELLIE LN
SYLVANIA OH 43560

Most Recent Sale Information

Sold on 09/16/2021 for 535,000 by HARVEY, HERBIE P & TERESA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1806/1246

Most Recent Permit Information

Permit PB15-0125 on 04/13/2015 for \$10,528 category BUILDING.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 170,700	2023 Taxable: 152,985	Acreage: 0.32
Zoning:	Land Value: Tentative	Frontage: 93.7
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 148.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 85
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 864
Ground Area: 864
Garage Area: 0
Basement Area: 864
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:48 AM

Parcel: 05 050 001 006
Owner's Name: CLAWSON, DAVID H & SARAH S
Property Address: 8155 COLE RD
READING, MI 49274
Liber/Page: 1831/1235
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: 05 ALLEN TOWNSHIP
MAP #: 20 N/A 08-31
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: LAKE LAKE AREA RESIDENTIAL

Mailing Address:

CLAWSON, DAVID H & SARAH S
5371 COUNTY RD B
DELTA OH 43515

Most Recent Sale Information

Sold on 07/25/2022 for 209,900 by JOHNSON, K/BARNER, D/BARNER, C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/1235

Most Recent Permit Information

Permit PB04-0397 on 07/19/2004 for \$1,792 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	108,200	2023 Taxable:	108,200	Acreage:	0.13
Zoning:		Land Value:	Tentative	Frontage:	50.2
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	116.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,020
Ground Area: 1,020
Garage Area: 240
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:48 AM

Parcel:	05 050 001 010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DUDLEY-ORTMAN, SHELIA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8175 COLE RD READING, MI 49274	Taxable Status	TAXABLE
Liber/Page:	1813/208	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	LAKE LAKE AREA RESIDENTIAL

Mailing Address:

DUDLEY-ORTMAN, SHELIA M
8111 COLE RD
READING MI 49274

Most Recent Sale Information

Sold on 11/23/2021 for 85,000 by RINGER, JACQUELIN L REVOCABLE TRUST.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 1813/208

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	25,400	2023 Taxable:	24,885	Acreage:	0.10
Zoning:		Land Value:	Tentative	Frontage:	40.9
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	104.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 55
Ground Area: 55
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:48 AM

Parcel:	05 050 001 020	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DUFFEY, MICHAEL DALE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8015 COLE RD READING, MI 49274	Taxable Status	TAXABLE
Liber/Page:	1808/699	Prev. Taxable Stat	TAXABLE
Split:	10/08/1997	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	16 DESC-M N/A 08-19
Topography:	None	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	LAKE LAKE AREA RESIDENTIAL

Mailing Address:

DUFFEY, MICHAEL DALE
8015 COLE RD
READING MI 49274

Most Recent Sale Information

Sold on 10/06/2021 for 251,000 by FINCH, JEFFREY R & DEANNA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1808/699

Most Recent Permit Information

Permit PE11-0136 on 04/06/2011 for \$0 category ELECTRICAL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	106,200	2023 Taxable:	102,880	Acreage:	0.34
Zoning:		Land Value:	Tentative	Frontage:	97.2
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	152.8

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Average
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Warm & Cool Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,344
Ground Area: 1,344
Garage Area: 1,216
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:48 AM

Parcel: 05 060 001 008
Owner's Name: CRAMER, STEVEN L & PATTI A
Property Address: 1925 HORST RD
QUINCY, MI 49082
Liber/Page: 1838/887
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: 05 ALLEN TOWNSHIP
MAP #: 16 N/A 08-08
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: LAKE LAKE AREA RESIDENTIAL

Mailing Address:

CRAMER, STEVEN L & PATTI A
HINES, KRISTIN ELISE & DALTON GLEN
320 SYCAMORE ST
CONVOY OH 45832

Most Recent Sale Information

Sold on 10/28/2022 for 180,000 by MCBAIN, RUSSELL & ROSEANN.

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

Liber/Page: 1838/887

Most Recent Permit Information

Permit 23-0346 on 06/12/2023 for \$19,500 category REMODEL.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 107,200	2023 Taxable: 107,200	Acreage: 0.20
Zoning:	Land Value: Tentative	Frontage: 52.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 1/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 836
Ground Area: 704
Garage Area: 0
Basement Area: 704
Basement Walls:
Estimated TCV: Tentative

Allen Lake Area Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05 040 001 028	1986 COOPER DR	09/16/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$140,800
05 050 001 006	8155 COLE RD	07/25/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$90,900
05 050 001 010	8175 COLE RD	11/23/21	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$40,000
05 050 001 020	8015 COLE RD	10/06/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$85,700
05 060 001 008	1925 HORST RD	10/28/22	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$96,700
Totals:						\$1,260,900	\$454,100

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
26.32	\$378,693	\$111,494	\$423,506	\$160,963	2.631	864	\$490.17	LAKE
43.31	\$238,120	\$52,799	\$157,101	\$111,639	1.407	1,020	\$154.02	LAKE
47.06	\$124,960	\$73,849	\$11,151	\$10,840	1.029	55	\$202.75	LAKE
34.14	\$235,233	\$117,365	\$133,635	\$113,992	1.172	1,344	\$99.43	LAKE
53.72	\$259,558	\$76,329	\$103,671	\$103,692	1.000	836	\$124.01	LAKE
	\$1,236,564		\$829,064	\$501,127			\$214.07	
36.01				E.C.F. =>	1.654		Std. Deviation=>	0.68081085
10.80				Ave. E.C.F. =>	1.448		Ave. Variance=>	47.3300

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
118.3249	1 STORY		\$111,494	No	/ /		LAKE AREA	401
4.0602	1 STORY		\$52,799	No	/ /		LAKE AREA	401
41.9111	1 STORY		\$73,849	No	/ /	05 050 001 009	LAKE AREA	401
27.5507	1 STORY		\$117,365	No	/ /		LAKE AREA	401
44.8028	1 1/4 STORY		\$76,329	No	/ /	05 032 400 016 32 6 4	LAKE AREA	401
20.6576								

Coefficient of Var=> 32.69040885

Building Depr.

85

67

52

72

67

Allen Lake Area Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05 050 001 006	8155 COLE RD	07/25/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$90,900
05 050 001 010	8175 COLE RD	11/23/21	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$40,000
05 050 001 020	8015 COLE RD	10/06/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$85,700
05 060 001 007	1917 HORST RD	12/16/22	\$296,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$296,000	\$77,700
05 060 001 008	1925 HORST RD	10/28/22	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$96,700
Totals:						\$1,021,900	\$391,000

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
43.31	\$237,450	\$25,249	\$52,799	44.0	116.0	0.13	0.13	\$574	\$188,425
47.06	\$124,895	\$67,071	\$73,849	67.1	203.0	0.19	0.10	\$1,000	\$351,157
34.14	\$250,964	\$117,401	\$117,365	97.8	152.8	0.34	0.34	\$1,200	\$344,284
26.25	\$201,729	\$164,705	\$69,434	57.0	171.0	0.26	0.21	\$2,888	\$633,481
53.72	\$258,936	\$8,493	\$76,329	54.4	165.0	0.75	0.20	\$156	\$11,294
38.26	\$1,073,974	\$382,919	\$389,776	320.2		1.68	0.98		
10.82			Average	\$1,196		Average	228,199.64		Average
			per FF=>			per Net Acre=>			per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
\$4.33	50.20	LAKE	1831/1235		LAKE AREA	0	0	NOT INSPECTED		401
\$8.06	81.80	LAKE	1813/208	05 050 001 009	LAKE AREA	0	0	NOT INSPECTED		401
\$7.90	97.24	LAKE	1808/699		LAKE AREA	0	0	NOT INSPECTED		401
\$14.54	53.59	LAKE	1841/699	05 032 400 017 32 6 4	LAKE AREA	0	0	NOT INSPECTED		401
\$0.26	52.00	LAKE	1838/887	05 032 400 016 32 6 4	LAKE AREA	0	0	NOT INSPECTED		401

\$5.24

Rate Group 1

Rate Group 2

Rate Group 3

WATERFRONT

WATERFRONT

WATERFRONT

WATERFRONT

WATERFRONT

WATERFRONT

WATERFRONT

WATERFRONT

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