

7

Allen Township Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05 002 400 004 02 6 4	5200 N CRONK RD	07/21/23	\$297,400	WD	03-ARM'S LENGTH	\$297,400
05 005 400 002 05 6 4	5400 THOMPSON RD	09/02/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000
05 005 400 002 05 6 4	5400 THOMPSON RD	08/14/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05 009 400 029 09 6 4	ALLEN RD	06/06/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000
05 013 200 011 13 6 4	5371 BEAN RD	05/12/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000
05 013 200 012 13 6 4	5247 BEAN RD	09/20/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900
05 013 400 014 13 6 4	3500 N SAND LAKE RD	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05 017 100 004 17 6 4	3651 HOG CREEK RD	09/27/23	\$159,500	WD	03-ARM'S LENGTH	\$159,500
05 017 200 026 17 6 4	9331 W CHICAGO RD	09/19/23	\$305,900	WD	03-ARM'S LENGTH	\$305,900
05 018 200 017 18 6 4	3920 HOG CREEK RD	04/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000
05 023 100 011 23 6 4	6771 WESTON RD	09/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
05 024 200 008 24 6 4	2880 N SAND LAKE RD	07/18/22	\$186,300	WD	03-ARM'S LENGTH	\$186,300
05 026 200 001 26 6 4	6331 W BACON RD	06/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000
05 027 200 017 27 6 4	7462 ARKANSAS RD	12/01/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000
05 027 400 027 27 6 4	1146 N EDON RD	06/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
05 028 400 011 28 6 4	1211 N SOUTH ALLEN RD	10/04/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500
05 029 100 008 29 6 4	9691 DARLING RD	08/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000
05 030 300 004 30 6 4	10800 YOUNGS RD	10/27/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000
05 033 300 020 33 6 4	1510 S SOUTH ALLEN RD	10/03/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
05 033 300 023 33 6 4	1784 S SOUTH ALLEN RD	07/06/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000
05 036 300 004 36 6 4	1911 S CRONK RD	08/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000
Totals:			\$4,894,500			\$4,894,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.
\$86,700	29.15	\$216,976	\$5,695	\$291,705	\$208,776	1.397	1,270	\$229.69
\$24,600	17.20	\$69,420	\$9,338	\$133,662	\$59,370	2.251	1,125	\$118.81
\$27,800	16.35	\$69,420	\$9,338	\$160,662	\$59,370	2.706	1,125	\$142.81
\$93,700	41.64	\$272,426	\$10,035	\$214,965	\$256,864	0.837	1,632	\$131.72
\$94,200	24.79	\$227,960	\$66,598	\$313,402	\$159,449	1.966	1,200	\$261.17
\$74,700	37.37	\$170,876	\$67,134	\$132,766	\$102,512	1.295	1,178	\$112.70
\$54,400	32.00	\$156,007	\$3,819	\$166,181	\$150,383	1.105	1,125	\$147.72
\$43,700	27.40	\$109,798	\$5,414	\$154,086	\$103,146	1.494	768	\$200.63
\$92,600	30.27	\$232,924	\$9,514	\$296,386	\$220,761	1.343	1,120	\$264.63
\$97,300	30.41	\$281,800	\$14,941	\$305,059	\$263,695	1.157	2,008	\$151.92
\$36,300	48.40	\$73,794	\$7,839	\$67,161	\$65,173	1.031	1,344	\$49.97
\$49,000	26.30	\$137,392	\$13,869	\$172,431	\$122,058	1.413	1,012	\$170.39
\$53,800	22.42	\$196,032	\$18,425	\$221,575	\$175,501	1.263	2,200	\$100.72
\$36,200	38.11	\$108,472	\$50,841	\$44,159	\$49,625	0.890	980	\$45.06
\$81,600	39.80	\$189,410	\$34,840	\$170,160	\$152,737	1.114	1,782	\$95.49
\$78,500	48.31	\$155,476	\$15,209	\$147,291	\$138,604	1.063	1,425	\$103.36
\$123,600	43.37	\$307,709	\$63,954	\$221,046	\$240,865	0.918	1,634	\$135.28
\$89,100	54.00	\$222,129	\$13,601	\$151,399	\$206,055	0.735	2,300	\$65.83
\$38,700	29.77	\$90,643	\$4,087	\$125,913	\$85,530	1.472	1,456	\$86.48
\$246,900	29.05	\$659,577	\$157,872	\$692,128	\$495,756	1.396	3,456	\$200.27
\$50,500	38.85	\$126,415	\$6,700	\$123,300	\$118,295	1.042	960	\$128.44
\$1,573,900		\$4,074,656		\$4,305,437	\$3,434,524			\$140.15
Sale. Ratio =>	32.16				E.C.F. =>	1.254		Std. Deviation=>
Std. Dev. =>	10.13				Ave. E.C.F. =>	1.328		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
SEC-R	6.9315	1 STORY	\$5,695		RESIDENTIAL	401	66
SEC-R	92.3453	1 STORY	\$3,685		RESIDENTIAL	401	45
SEC-R	137.8232	1 STORY	\$3,685		RESIDENTIAL	401	45
SEC-R	49.1019	1 STORY	\$10,035	05 075 001 167	RESIDENTIAL	401	78
SEC-R	63.7634	1 1/4 STORY	\$66,598		RESIDENTIAL	401	73
SEC-R	3.2774	1 STORY	\$67,134		RESIDENTIAL	401	76
SEC-R	22.2854	1 STORY	\$3,819		RESIDENTIAL	401	68
SEC-R	16.5957	1 STORY	\$5,414		RESIDENTIAL	401	86
SEC-R	1.4663	1 STORY	\$9,514		RESIDENTIAL	401	83
SEC-R	17.1038	1 STORY	\$14,941		RESIDENTIAL	401	66
SEC-R	29.7398	1 STORY	\$7,839		RESIDENTIAL	401	46
SEC-R	8.4791	1 STORY	\$13,869		RESIDENTIAL	401	71
SEC-R	6.5374	2 STORY	\$18,425		RESIDENTIAL	401	69
SEC-R	43.8057	1 STORY	\$50,841	05 027 200 018 27 6 4	RESIDENTIAL	401	47
SEC-R	21.3832	1 STORY	\$34,840		RESIDENTIAL	401	78
SEC-R	26.5225	1 STORY	\$15,209		RESIDENTIAL	401	70
SEC-R	41.0183	1 STORY	\$63,954		RESIDENTIAL	401	76
SEC-R	59.3153	1 3/4 STORY	\$13,601		RESIDENTIAL	401	66
SEC-R	14.4254	1 STORY	\$4,087		RESIDENTIAL	401	78
SEC-R	6.8204	2 STORY	\$157,872		RESIDENTIAL	401	98
SEC-R	28.5597	1 STORY	\$6,700		RESIDENTIAL	401	66

7.4326

0.47683836

33.2048 Coefficient of Var=> 25.00544971

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 002 400 004 02 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TWIETMEYER, ANDREW R & ELIZABETH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5200 N CRONK RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1854/325	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	Paved Road, Electric	MAP #	
Topography:	Rolling	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

TWIETMEYER, ANDREW R & ELIZABETH A
5200 N CRONK RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 07/21/2023 for 297,400 by BAUER, DAVID MOHAN & JULIA ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1854/325

Most Recent Permit Information

Permit PB09-0320 on 06/22/2009 for \$0 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	110,000	2024 Taxable:	110,000	Acreage:	1.01
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1968
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,270
Ground Area: 1,222
Garage Area: 832
Basement Area: 598
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 005 400 002 05 6 4
Owner's Name: SARKISIAN, LORRIE ANN
Property Address: 5400 THOMPSON RD
ALLEN, MI 49227
Liber/Page: 1856/1030
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 20 DESC-M N/A 09-10
School: 30040 LITCHFIELD COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

SARKISIAN, LORRIE ANN
DOUGHERTY, JOHN C
5400 THOMPSON RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 08/14/2023 for 170,000 by STIEMSMA, JOHN/STEIMSMA, BREANNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1856/1030

Most Recent Permit Information

Permit PB19-0123 on 03/26/2019 for \$6,800 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	34,700	2024 Taxable:	34,700	Acreage:	0.55
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,125
Ground Area: 900
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 009 400 029 09 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TEFFT, COLTEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	ALLEN RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1828/410	Prev. Taxable Stat	TAXABLE
Split:	02/11/2008	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	16 DESC-G 03-17
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

TEFFT, COLTEN
126 N RAILROAD ST
PO BOX 21
ALLEN MI 49227

Most Recent Sale Information

Sold on 06/06/2022 for 225,000 by WILLIAMS, KATHY/GAMBLE, WAYNE E JR.

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

Liber/Page: 1828/410

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	135,400	2024 Taxable:	111,720	Acreage:	1.10
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,632
Ground Area: 1,632
Garage Area: 1,008
Basement Area: 1,632
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 013 200 011 13 6 4
Owner's Name: SCHRIBER, JAMES & MEGAN
Property Address: 5371 BEAN RD
ALLEN, MI 49227
Liber/Page: 1849/1200
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #:
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

SCHRIBER, JAMES & MEGAN
5371 BEAN RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 05/12/2023 for 380,000 by WALTERS, RAY F & DEBORAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1849/1200

Most Recent Permit Information

Permit PE11-0429 on 09/29/2011 for \$0 category ELECTRICAL.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	114,200	2024 Taxable:	114,200	Acreage:	9.94
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 1/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,024
Garage Area: 576
Basement Area: 1,024
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 013 200 012 13 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHARPE, JOSEPH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5247 BEAN RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1835/961	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL
Mailing Address:			
SHARPE, JOSEPH 5247 BEAN RD ALLEN MI 49227			

Most Recent Sale Information

Sold on 09/20/2022 for 199,900 by PAYN, DAVID A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1835/961

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	85,800	2024 Taxable:	85,800	Acreage:	10.02
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Average
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,178
Ground Area: 1,178
Garage Area: 1,280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 013 400 014 13 6 4
Owner's Name: FOUTY, DOUGLAS R & PAMELA K
Property Address: 3500 N SAND LAKE RD
ALLEN, MI 49227
Liber/Page: 1826/933
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 17 N/A 11-03
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

FOUTY, DOUGLAS R & PAMELA K
3500 N SAND LAKE RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 05/16/2022 for 170,000 by WILSON, DAVID & TANIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1826/933

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	79,100	2024 Taxable:	65,205	Acreage:	0.57
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,125
Ground Area: 1,125
Garage Area: 576
Basement Area: 1,125
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 017 100 004 17 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROBERTS, COOPER J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3651 HOG CREEK RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1859/0310	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	18 N/A 07-10
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL
Mailing Address:			
ROBERTS, COOPER J 3651 HOG CREEK RD ALLEN MI 49227			

Most Recent Sale Information

Sold on 09/27/2023 for 159,500 by SARKISIAN, LORRIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0310

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	55,400	2024 Taxable:	55,400	Acreage:	0.81
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 86
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 017 200 026 17 6 4
Owner's Name: BAUER, CRAIG A & SYLVIA E
Property Address: 9331 W CHICAGO RD
ALLEN, MI 49227
Liber/Page: 1858/0238
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 17 N/A 05-26
School: 12040 QUINCY COMMUNITY SCHOOL DIST
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

BAUER, CRAIG A & SYLVIA E
9331 W CHICAGO RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 09/19/2023 for 305,900 by SKIBA, VALENTINE & SANDRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1858/0238

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	117,700	2024 Taxable:	117,700	Acreage:	1.42
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,120
Ground Area: 1,120
Garage Area: 896
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 018 200 017 18 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BINKOWSKI, NICOLE L & ARTHUR J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3920 HOG CREEK RD ALLEN, MI 49227	Taxable Status	TAXABLE
Libe r / Page:	1880/0059	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	Gravel Road, Paved Road, Electric	MAP #	21 SPLIT N/A 11-02-20
Topography:	Rolling	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

BINKOWSKI, NICOLE L & ARTHUR J
3920 HOG CREEK RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 09/27/2024 for 360,000 by LAFFER, ALLISON & JONATHAN LINDSEY.

Terms of Sale: 03-ARM'S LENGTH

Libe r / Page: 1880/0059

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	142,700	2024 Taxable:	118,440	Acreage:	2.59
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 2,008
Ground Area: 1,576
Garage Area: 1,584
Basement Area: 810
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 023 100 011 23 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAIRD, CHRISTOPHER & NICHELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6771 WESTON RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1858/0160	Prev. Taxable Stat	TAXABLE
Split:	01/12/2004	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 06-26
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

LAIRD, CHRISTOPHER & NICHELLE
409 EVANS ST
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 09/15/2023 for 75,000 by BURLEW, ANTHONY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1858/0160

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	36,800	2024 Taxable:	36,800	Acreage:	1.17
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Fair
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 46
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,344
Ground Area: 1,344
Garage Area: 1,344
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 024 200 008 24 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MYERS, STEVEN M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2880 N SAND LAKE RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1831/370	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

MYERS, STEVEN M
2880 N SAND LAKE RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 07/18/2022 for 186,300 by LADIWALA, ISHMAIL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/370

Most Recent Permit Information

Permit PB15-0561 on 08/31/2015 for \$10,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	69,400	2024 Taxable:	57,960	Acreage:	2.07
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,012
Ground Area: 1,012
Garage Area: 480
Basement Area: 448
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 026 200 001 26 6 4
Owner's Name: WHELPLEY, RICHARD
Property Address: 6331 W BACON RD
ALLEN, MI 49227

Liber/Page: 1829/1081

Split: / /

Public Impr.: None
Topography: None

Mailing Address:

WHELPLEY, RICHARD
6331 W BACON RD
ALLEN MI 49227

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 15 N/A 09-04
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Most Recent Sale Information

Sold on 06/22/2022 for 240,000 by WAGLER, JACOB & FANNIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1829/1081

Most Recent Permit Information

Permit 24-0011 on 01/03/2024 for \$23,740 category MISC.

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 75,900

2024 Taxable: 63,735

Acreage: 2.75

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: 2 STORY

Exterior: Alum., Vinyl

% Good (Physical): 69

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,200

Ground Area: 1,240

Garage Area: 0

Basement Area: 960

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 027 200 017 27 6 4
Owner's Name: TITUS, JAMES DONALD
Property Address: 7462 ARKANSAW RD
ALLEN, MI 49227
Liber/Page: 1840/1236
Split: 08/08/2003
Public Impr.: None
Topography: None

Created: 08/08/2003

Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 14 N/A 11-25
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

TITUS, JAMES DONALD
7179 ARKANSAW RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 12/01/2022 for 95,000 by GULLEY, JOHN A ESTATE.

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

Liber/Page: 1840/1236

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 45,000

2024 Taxable: 38,850

Acreage: 8.89

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Mobile Home

Class: Average

Style: 1 STORY

Exterior: Wood Siding

% Good (Physical): 47

Heating System: Wall Furnace

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 980

Ground Area: 980

Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 027 400 027 27 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WEIKEL, ANNE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1146 N EDON RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1829/500	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	Gravel Road, Paved Road, Electric	MAP #	
Topography:	Rolling	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL
Mailing Address:			
	WEIKEL, ANNE		
	23319 81ST ST		
	SALEM WI 53168		

Most Recent Sale Information

Sold on 06/17/2022 for 205,000 by GORDON, ANITA & DALLAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1829/500

Most Recent Permit Information

Permit PB17-0839 on 11/13/2017 for \$1,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	96,200	2024 Taxable:	96,200	Acreage:	5.20
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Mobile Home
Class: Good
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Forced Warm Air
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,782
Ground Area: 1,782
Garage Area: 640
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 028 400 011 28 6 4
Owner's Name: WATERMAN, MATTHEW
Property Address: 1211 N SOUTH ALLEN RD
ALLEN, MI 49227
Liber/Page: 1859/0822
Split: / /
Public Impr.: None
Topography: None
Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 10 N/A 05-04
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

WATERMAN, MATTHEW
1211 N SOUTH ALLEN RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 10/04/2023 for 162,500 by BERRY, ERNEST TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0822

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 79,500

2024 Taxable: 79,500

Acreage: 2.27

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Mobile Home

Class: Good

Style: 1 STORY

Exterior: Alum., Vinyl

% Good (Physical): 70

Heating System: Forced Warm Air

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,425

Ground Area: 1,425

Garage Area: 768

Basement Area: 1,425

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 029 100 008 29 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	AEMISEGGER, CONNOR & MORGAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9691 DARLING RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1856/205	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

AEMISEGGER, CONNOR & MORGAN
9691 DARLING RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 08/10/2023 for 285,000 by BEADLE, CAROL M IRREVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1856/205

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	154,000	2024 Taxable:	154,000	Acreage:	12.99
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,634
Ground Area: 1,634
Garage Area: 576
Basement Area: 1,250
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 030 300 004 30 6 4
Owner's Name: MARSH, DANIEL & DEBRA
Property Address: 10800 YOUNGS RD
QUINCY, MI 49082
Liber/Page: 1860/0955 **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 #:
School: 12040 QUINCY COMMUNITY SCHOOL DIST
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

MARSH, DANIEL & DEBRA
10240 YOUNGS RD
QUINCY MI 49082

Most Recent Sale Information

Sold on 10/27/2023 for 165,000 by TROMBLEY, LEONARD E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1860/0955

Most Recent Permit Information

Permit PB19-0351 on 06/13/2019 for \$10,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	112,600	2024 Taxable:	112,600	Acreage:	2.03
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 2,300
Ground Area: 1,616
Garage Area: 312
Basement Area: 912
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 033 300 020 33 6 4
Owner's Name: BAADE, JUDITH (LE)
Property Address: 1510 S SOUTH ALLEN RD
ALLEN, MI 49227
Liber/Page: 1873/0857
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 #: 18 N/A 06-11
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Created: / /
Active: Active

Mailing Address:

BAADE, JUDITH (LE)
245 S RAY QUINCY RD
QUINCY MI 49082

Most Recent Sale Information

Sold on 06/24/2024 for 0 by BAADE, JUDITH.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 1873/0857

Most Recent Permit Information

Permit 1999-1131 on 11/10/1999 for \$5,824 category SFD.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	46,400	2024 Taxable:	46,400	Acreage:	0.61
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Mobile Home
Class: Average
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Wall Furnace
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,456
Ground Area: 1,456
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel: 05 033 300 023 33 6 4
Owner's Name: 1784 S ALLEN LLC
Property Address: 1784 S SOUTH ALLEN RD
READING, MI 49274
Liber/Page: 1853/264
Split: 07/27/2010
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 #: 19 DESC-M 12-17
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

1784 S ALLEN LLC
C/O MILLER, ALVIN
483 QUINCY GRANGE RD
QUINCY MI 49082

Most Recent Sale Information

Sold on 07/06/2023 for 850,000 by DANIELS, JAMES E & CAROL A FAM TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1853/264

Most Recent Permit Information

Permit PE16-0105 on 03/29/2016 for \$0 category ELECTRICAL.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	328,600	2024 Taxable:	328,600	Acreage:	35.88
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2015
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 98
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 3,456
Ground Area: 3,456
Garage Area: 0
Basement Area: 3,456
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:06 PM

Parcel:	05 036 300 004 36 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ARMBRUSTER, SCOTT F	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1911 S CRONK RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1856/375	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	Gravel Road, Electric	MAP #	13 N/A 04-03
Topography:	Rolling	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

ARMBRUSTER, SCOTT F
1911 S CRONK RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 08/17/2023 for 130,000 by PRESSLER, PATSY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1856/375

Most Recent Permit Information

Permit PB11-0081 on 03/03/2011 for \$0 category BP RENEWAL.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	64,000	2024 Taxable:	64,000	Acreage:	1.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 960
Ground Area: 960
Garage Area: 288
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

Allen Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05 001 200 007 01 6 4	JONESVILLE RD	02/05/24	\$72,000	WD	03-ARM'S LENGTH	\$72,000
05 002 400 004 02 6 4	5200 N CRONK RD	07/21/23	\$297,400	WD	03-ARM'S LENGTH	\$297,400
05 005 400 002 05 6 4	5400 THOMPSON RD	09/02/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000
05 005 400 002 05 6 4	5400 THOMPSON RD	08/14/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05 009 400 028 09 6 4	128 N RAILROAD ST	05/17/23	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000
05 013 200 011 13 6 4	5371 BEAN RD	05/12/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000
05 013 200 012 13 6 4	5247 BEAN RD	09/20/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900
05 013 400 014 13 6 4	3500 N SAND LAKE RD	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05 017 100 004 17 6 4	3651 HOG CREEK RD	09/27/23	\$159,500	WD	03-ARM'S LENGTH	\$159,500
05 017 100 015 17 6 4	HOG CREEK RD	01/20/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000
05 017 200 026 17 6 4	9331 W CHICAGO RD	09/19/23	\$305,900	WD	03-ARM'S LENGTH	\$305,900
05 018 200 017 18 6 4	3920 HOG CREEK RD	04/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000
05 023 100 011 23 6 4	6771 WESTON RD	09/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
05 024 200 008 24 6 4	2880 N SAND LAKE RD	07/18/22	\$186,300	WD	03-ARM'S LENGTH	\$186,300
05 026 200 001 26 6 4	6331 W BACON RD	06/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000
05 027 200 017 27 6 4	7462 ARKANSAW RD	12/01/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000
05 027 400 027 27 6 4	1146 N EDON RD	06/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
05 028 400 011 28 6 4	1211 N SOUTH ALLEN RD	10/04/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500
05 029 100 008 29 6 4	9691 DARLING RD	08/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000
05 032 100 001 32 6 4	9871 YOUNGS RD	06/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000
05 033 300 003 33 6 4	1770 S SOUTH ALLEN RD	03/15/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000
05 033 300 020 33 6 4	1510 S SOUTH ALLEN RD	10/03/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
05 033 300 023 33 6 4	1784 S SOUTH ALLEN RD	07/06/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000
05 035 100 018 35 6 4	W HALLETT RD	12/29/23	\$9,800	WD	03-ARM'S LENGTH	\$9,800
05 036 300 004 36 6 4	1911 S CRONK RD	08/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000
Totals:			\$5,380,300			\$5,380,300

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$30,500	42.36	\$67,000	\$72,000	\$67,000	10.00	10.00	\$7,200	\$0.17
\$86,700	29.15	\$244,116	\$58,979	\$5,695	1.01	1.01	\$58,395	\$1.34
\$24,600	17.20	\$77,139	\$69,546	\$3,685	0.55	0.55	\$126,447	\$2.90
\$27,800	16.35	\$77,139	\$96,546	\$3,685	0.55	0.55	\$175,538	\$4.03
\$39,100	52.13	\$129,140	\$75,000	\$85,005	12.89	6.10	\$5,818	\$0.13
\$94,200	24.79	\$248,688	\$197,910	\$66,598	9.94	9.94	\$19,910	\$0.46
\$74,700	37.37	\$184,203	\$82,831	\$67,134	10.02	10.02	\$8,267	\$0.19
\$54,400	32.00	\$175,556	(\$1,737)	\$3,819	0.57	0.57	(\$3,047)	(\$0.07)
\$43,700	27.40	\$123,207	\$41,707	\$5,414	0.81	0.81	\$51,618	\$1.18
\$31,100	59.81	\$68,407	\$52,000	\$68,407	10.21	10.21	\$5,093	\$0.12
\$92,600	30.27	\$261,623	\$53,791	\$9,514	1.42	1.42	\$37,881	\$0.87
\$97,300	30.41	\$316,080	\$18,861	\$14,941	2.59	2.59	\$7,282	\$0.17
\$36,300	48.40	\$82,267	\$572	\$7,839	1.17	1.17	\$489	\$0.01
\$49,000	26.30	\$153,259	\$46,910	\$13,869	2.07	2.07	\$22,662	\$0.52
\$53,800	22.42	\$218,847	\$39,578	\$18,425	2.75	2.75	\$14,392	\$0.33
\$36,200	38.11	\$116,938	\$38,328	\$50,841	10.34	8.89	\$3,707	\$0.09
\$81,600	39.80	\$209,266	\$30,574	\$34,840	5.20	5.20	\$5,880	\$0.13
\$78,500	48.31	\$173,495	\$4,214	\$15,209	2.27	2.27	\$1,856	\$0.04
\$123,600	43.37	\$339,021	\$9,933	\$63,954	12.99	12.99	\$765	\$0.02
\$70,700	21.10	\$171,939	\$257,161	\$94,100	20.00	20.00	\$12,858	\$0.30
\$54,000	16.27	\$176,000	\$332,000	\$176,000	40.00	40.00	\$8,300	\$0.19
\$38,700	29.77	\$101,762	\$32,325	\$4,087	0.61	0.61	\$52,992	\$1.22
\$246,900	29.05	\$724,025	\$283,847	\$157,872	35.88	35.88	\$7,911	\$0.18
\$6,500	66.33	\$14,271	\$9,800	\$14,271	2.13	2.13	\$4,601	\$0.11
\$50,500	38.85	\$141,793	(\$5,093)	\$6,700	1.00	1.00	(\$5,093)	(\$0.12)
\$1,623,000		\$4,595,181	\$1,897,583	\$1,058,904	196.97	188.73		
Sale. Ratio =>	30.17		Average	Average			Average	
Std. Dev. =>	13.19		per FF=>	per Net Acre=>			per SqFt=>	
					9,633.97			\$0.22

ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
SEC-R	1866/0063		RESIDENTIAL	402
SEC-R	1854/325		RESIDENTIAL	401
SEC-R	1834/1179		RESIDENTIAL	401
SEC-R	1856/1030		RESIDENTIAL	401
SEC-R	1850/237	05 075 001 164, 05 075 001 168, 05 009 400 027 09 6 4	RESIDENTIAL	401
SEC-R	1849/1200		RESIDENTIAL	401
SEC-R	1835/961		RESIDENTIAL	401
SEC-R	1826/933		RESIDENTIAL	401
SEC-R	1859/0310		RESIDENTIAL	401
SEC-R	1842/1048		RESIDENTIAL	402
SEC-R	1858/0238		RESIDENTIAL	401
SEC-R	1823/547		RESIDENTIAL	401
SEC-R	1858/0160		RESIDENTIAL	401
SEC-R	1831/370		RESIDENTIAL	401
SEC-R	1829/1081		RESIDENTIAL	401
SEC-R	1840/1236	05 027 200 018 27 6 4	RESIDENTIAL	401
SEC-R	1829/500		RESIDENTIAL	401
SEC-R	1859/0822		RESIDENTIAL	401
SEC-R	1856/205		RESIDENTIAL	401
SEC-R	1829/499		RESIDENTIAL	401
SEC-R	1867/0766		RESIDENTIAL	402
SEC-R	1836/454		RESIDENTIAL	401
SEC-R	1853/264		RESIDENTIAL	401
SEC-R	1863/1031		RESIDENTIAL	402
SEC-R	1856/375		RESIDENTIAL	401