Village of Allen ECF Analysis

50 \$213,000							
	\$564,750		750	\$564,750	iotals:		
00 \$58,200	\$165,00	19-MULII PARCEL ARM'S LENGTH	טטט אארט	COT COT	77 IT 0 100		
000,100	Ψ±± - ,/,			9100	00/01/20	105 W CHICAGO ST	05 075 001 145
	\$114 750	03-ARM'S LENGTH	02/28/23 \$114,750 WD	\$114,	02/28/2	TOT AN CHICAGO SI	TOO TOO O
\$48,300	DOO'OCT®				00/00/00	05 075 001 081 153 W CHICAGO ST	05 075 001 081
	\$1E0 0	03-ARM'S I FNGTH	12/01/23 \$150,000 WD	3 \$150.	12/01/2	140 M CHICAGOSI	OCOLOGIO OCOLOGIO
00 \$34,900	POO,COL					140 W CHICAGO ST	05 075 001 070
	disc o	11/07/22 \$135,000 WD 03-ARM'S FNGTH	000 WD	2 \$135,	11/07/2	SCOUNT TITLE STATE	TON TAN OVER
e a Asu. Wileli sold	Auj. Sale 4					DAY DOCUTION OF	05 075 001 031
	Adi Cal	. Terms of Sale	Sale Date Sale Price Instr.	Sale P	Sale Date	Street Address	1 digermania

Std. Dev. =>

Sdl/Adj. Sale Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF Area 40.67 \$122,644 \$11,025 \$123,975 \$131,316 0.944 1,742 \$71.17 VILL 32.20 \$101,518 \$5,228 \$144,772 \$113,282 1.278 1,976 \$73.27 VILL 44.97 \$118,609 \$6,887 \$107,863 \$131,438 0.821 1,979 \$54.50 VILL 35.27 \$134,731 \$6,408 \$158,592 \$148,522 1.068 2,692 \$58.91 VILL \$477,502 \$535,202 \$524,559 \$64.46	0.1950293 14.5260	Std. Deviation=> Ave. Variance=>	Stc Ave	1.020 1.028	E.C.F. => 1.020 Ave. E.C.F. => 1.028				37.72 5.67
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq. \$122,644 \$11,025 \$123,975 \$131,316 0.944 1,742 \$101,518 \$5,228 \$144,772 \$113,282 1.278 1,976 \$118,609 \$6,887 \$107,863 \$131,438 0.821 1,979 \$134,731 \$6,408 \$158,592 \$148,522 1.068 2,692		\$64.46			\$524,559	\$535,202		\$477,502	
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq. \$122,644 \$11,025 \$123,975 \$131,316 0.944 1,742 \$101,518 \$5,228 \$144,772 \$113,282 1.278 1,976 \$118,609 \$6,887 \$107,863 \$131,438 0.821 1,979	VILL	\$58.91	2,692	1.068		\$158,592	\$6,408	\$134,731	35.27
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq. \$122,644 \$11,025 \$123,975 \$131,316 0.944 1,742 \$101,518 \$5,228 \$144,772 \$113,282 1,278 1,976	VILL	\$54.50	1,979	0.821	\$131,438	\$107,863	\$6,887	\$118,609	44.97
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq. \$122,644 \$11,025 \$123,975 \$131,316 0.944 1,742	VILL	\$73.27	1,976	1.278	\$113,282	\$144,772	\$5,228	\$101,518	32.20
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area	JIIV	\$71.17	1,742	0.944	\$131,316	\$123,975	\$11,025	\$122,644	40.67
	ECF Area	\$/Sq.Ft.	Floor Area	E.C.F.	Cost Man. \$	Bldg. Residual	Land + Yard		

5	401	VILLAGE	\$6,408 05 075 001 146	\$6,408	4.0172 13/4 STORY	4.0172
4	401	VILLAGE		\$6,887	20.6987 1 1/2 STORY	20.6987
45	401	VILLAGE		\$5,228	2 STORY	25.0348 2 STORY
9	401	VILLAGE		\$11,025	8.3533 2 STORY	8.3533
Building Depr.	Property Class	Land Table	Other Parcels in Sale	Land Value	building style Land Value	DEV. BY MEdit (%)

Coefficient of Var=>

14.1354889

Information herein deemed reliable but not guaranteed

11/23/2024 12:00 PM

Parcel:

05 075 001 031

Owner's Name:

BENNETT, ZACHARY T

Property Address:

211 PRENTISS ST ALLEN, MI 49227

Liber/Page:

Public Impr.:

Topography:

Split:

1878/0384 07/20/2010

None

None

Created: 07/20/2010

Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

Status TAXABLE

Prev. Taxable Stat

Gov. Unit: MAP # School: 05 ALLEN TOWNSHIP 11 LOT LN N/A 08-12-10 12040 QUINCY COMMUNITY SCHOOL DIST

Neighborhood: VILL VILLAGE RESIDENTIAL

TAXABLE

Mailing Address:

BENNETT, ZACHARY T 211 PRENTISS ST ALLEN MI 49227

Most Recent Sale Information

Sold on 08/25/2024 for 155,000 by KORSTANGE, BRADLEY & JACQUELINE.

Terms of Sale:

03-ARM'S LENGTH

LENGTH Liber/Page:

Most Recent Permit Information

Permit PE10-0153 on 05/18/2010 for \$0 category ELECTRICAL.

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

62,200

2024 Taxable: Land Value:

62,200

Acreage:

1878/0384

0.56

Zoning: PRE:

100,000

Land Impr. Value:

Tentative Tentative

Frontage: Average Depth:

147.0 165.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD Style: 2 STORY Exterior: Vinyl % Good (Physical): 61

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,742 Ground Area: 1,127 Garage Area: 378 Basement Area: 0 Basement Walls:

Information herein deemed reliable but not guaranteed

11/23/2024 12:00 PM

Parcel:

Owner's Name:

05 075 001 070 RENFRO, JOHN III

Property Address: 140 W CHICAGO ST

11

None

None

ALLEN, MI 49227

Liber/Page: Split:

1862/0542

Created:

Active: Active

Current Class: Previous Class:

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

Taxable Status TAXABLE

Prev. Taxable Stat Gov. Unit:

MAP #

TAXABLE 05 ALLEN TOWNSHIP 15 N/A 02-20

School: 12040 QUINCY COMMUNITY SCHOOL DIST Neighborhood: VILL VILLAGE RESIDENTIAL

Mailing Address:

Public Impr.:

Topography:

RENFRO, JOHN III 80 WALNUT ST COLDWATER MI 49036

Most Recent Sale Information

Sold on 12/01/2023 for 150,000 by CALDWELL, MICHAEL B.

Terms of Sale:

03-ARM'S LENGTH Most Recent Permit Information

Liber/Page:

1862/0542

None Found

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

Average Depth:

2024 S.E.V.:

50,800

2024 Taxable:

50,800

Acreage:

0.32

Zoning: PRE:

100.000

Land Value:

Land Impr. Value:

Tentative

Frontage: Tentative

69.7 200.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD Style: 2 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: 1,976 Ground Area: 1,144 Garage Area: 480 Basement Area: 832 Basement Walls:

Information herein deemed reliable but not guaranteed

11/23/2024 12:00 PM

Parcel:

Split:

Owner's Name:

05 075 001 081 OTIS, ROGER

Property Address:

Liber/Page:

Public Impr.:

Topography:

152 W CHICAGO ST ALLEN, MI 49227

1845/16 11

None

None

Created: 11 Active: Active

Prev. Taxable Stat

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

TAXABLE

Gov. Unit: MAP # School:

Current Class:

05 ALLEN TOWNSHIP

401.RESIDENTIAL-IMPROVED

13 N/A 04-03

12040 QUINCY COMMUNITY SCHOOL DIST **Neighborhood:** VILL VILLAGE RESIDENTIAL

Mailing Address:

OTIS, ROGER 152 W CHICAGO ST **ALLEN MI 49227**

Most Recent Sale Information

Sold on 02/28/2023 for 114,750 by DEBOE, JOHN A.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

1845/16

Most Recent Permit Information

Permit PB16-0726 on 10/12/2016 for \$10,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.: 2024 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

Average Depth:

Zoning:

59,400

2024 Taxable:

59,400

Acreage:

0.39

PRE: 100,000 Land Value: Land Impr. Value:

Tentative Tentative

Frontage:

91.8 183.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: 1 1/2 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: 1,979 Ground Area: 1,628 Garage Area: 896 Basement Area: 702 Basement Walls:

Information herein deemed reliable but not guaranteed

11/23/2024 12:00 PM

Parcel:

Owner's Name:

05 075 001 145

Property Address:

JOBSON, COREY 105 W CHICAGO ST

ALLEN, MI 49227

Liber/Page: Split:

1834/467 11

None

None

Created: 11 Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

TAXABLE

Gov. Unit: MAP # School: Neighborhood: 05 ALLEN TOWNSHIP 11 N/A 02-22-11 12040 QUINCY COMMUNITY SCHOOL DIST

VILL VILLAGE RESIDENTIAL

Topography: Mailing Address:

Public Impr.:

JOBSON, COREY BROOKS, NICOLE 105 W CHICAGO ST **ALLEN MI 49227**

Most Recent Sale Information

Sold on 09/01/2022 for 165,000 by GIBSON, CHASE & CHASELYN M(PRESTON).

Terms of Sale:

19-MULTI PARCEL ARM'S LENGTH

Liber/Page:

1834/467

Most Recent Permit Information

Permit PM10-0036 on 01/26/2010 for \$0 category MECHANICAL.

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

66,400

2024 Taxable: Land Value:

65,730

Acreage: Frontage:

0.53 57.7

Zoning: PRE:

100,000

Land Impr. Value:

Tentative Tentative

Average Depth:

397.3

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D

Style: 1 3/4 STORY Exterior: Alum., Vinyl % Good (Physical): 57

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,692 Ground Area: 1,972 Garage Area: 0 Basement Area: 960 Basement Walls:

Information herein deemed reliable but not guaranteed

11/23/2024 12:00 PM

Parcel:

Split:

05 075 001 146

Owner's Name:

JOBSON, COREY

Property Address:

W CHICAGO ST ALLEN, MI 49227

Liber/Page:

1834/467

11

None

None

Created:

Active: Active

Current Class:

Previous Class: Taxable Status

402.RESIDENTIAL-VACANT 402.RESIDENTIAL-VACANT

TAXABLE TAXABLE

Prev. Taxable Stat

Gov. Unit: MAP #

05 ALLEN TOWNSHIP 09 N/A 11-12

School: Neighborhood:

12040 QUINCY COMMUNITY SCHOOL DIST

VILL VILLAGE RESIDENTIAL

Mailing Address:

Public Impr.:

Topography:

JOBSON, COREY **BROOKS, NICOLE** 105 W CHICAGO ST **ALLEN MI 49227**

Most Recent Sale Information

Sold on 09/01/2022 for 165,000 by GIBSON, CHASE & CHASELYN M(PRESTON).

Terms of Sale:

20-MULTI PARCEL SALE REF

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

1834/467

2024 S.E.V.: Zoning:

1,000

2024 Taxable: **Land Value:**

1,000

Tentative

Liber/Page:

Acreage: Frontage:

0.19 27.7

PRE:

100.000

Land Impr. Value:

Tentative

Average Depth:

297.0

Improvement Data

None

Allen Village Land Analysis

Sale. Ratio => Std. Dev. =>	10.10						
\$213,000	\$564,750			\$564,750	Totals:		
\$58,200	\$165,000	19-MULTI PARCEL ARM'S LENGTH	9,90	\$165,000	09/01/22 \$165,000 WD	05 0 / 5 0 01 145 105 W CHICAGO ST	05 0/5 001 145
\$51,600	\$114,750	03-ARM'S LENGTH		02/28/23 \$114,750 WD	02/28/23	152 W CHICAGO ST	05 075 001 081
\$48,300	\$150,000	03-ARM'S LENGTH	WD	12/01/23 \$150,000 WD	12/01/23	140 W CHICAGO ST	05 075 001 070
\$54,900	\$135,000	03-ARM'S LENGTH	WD	11/07/22 \$135,000 WD	11/07/22	05 0/5 001 031 211 PRENTISS ST	05 075 001 031
Asd. when Sold	Adj. Sale \$	Terms of Sale	instr.	Sale Price	Sale Date Sale Price Instr.	Street Address	Parcel Number

Average		15,014.66	Average per Net Acre=> 15,014.66		\$75	Average per FF=>			37.72 5.67
		1.79	1.98		394.0	\$29,548	\$29,699	\$566,678	
\$18,891	\$158	0.53	0.72	85.4 694.3	85.4	\$6,408	\$13,507	\$159,980	35.27
(\$50,044	(\$210)	0.39	0.39	183.0	91.8	\$6,887	(\$19,317)	\$140,954	44.9/
\$107,663	\$494	0.32	0.32	200.0	69.7	\$5,228	\$34,452	\$120,776	32.20
\$1,898	\$7	0.56	0.56	165.0	147.0	\$11,025	\$1,057	\$144,968	40.67
Dollars/Acre	Dollars/FF	Total Acres Dollars/FF Dollars/Acr	Net Acres	Depth	Effec. Front	Est. Land Value	Land Residual	cur. Appraisat	sau/Auj. Sale

VILLAGE FF	VILLAGE FF VILLAGE FF	401	VILLAGE	05 075 001 146	VILL 1834/467	85.44	\$0.43
	VILLAGE FF	401	VILLAGE		VILL 1845/16	91.82	(\$1.15)
	VILLAGE FF	401	VILLAGE		VILL 1862/0542	69.71	\$2.47
VILLAGE FF	VILLAGE FF	401	VILLAGE		VILL 1838/1057	147.00	\$0.04
Rate Group 2	Rate Group 1 Rate Group	Class	Land Table	Other Parcels in Sale	ECF Area Liber/Page		

\$0.34