

Oakridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
06 006 400 012 06 6 3	5300 N BUINN RD	03/15/23	\$144,900	WD	03-ARM'S LENGTH	\$144,900
06 009 200 006 09 6 3	4900 HOMER RD	06/24/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
06 009 300 004 09 6 3	4364 BECK RD	12/05/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000
06 009 300 010 09 6 3	4385 BECK RD	01/03/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000
06 010 100 007 10 6 3	4551 HOMER RD	04/01/24	\$214,000	WD	03-ARM'S LENGTH	\$214,000
06 013 200 003 13 6 3	3740 MILNES RD	05/22/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000
06 013 300 004 13 6 3	2060 MAUCK RD	07/07/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000
06 013 400 003 13 6 3	2940 MAUCK RD	03/09/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000
06 015 400 005 15 6 3	3420 N HILLSDALE RD	07/10/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000
06 016 300 007 16 6 3	2757 TAYLOR RD	03/11/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000
06 018 100 010 18 6 3	3911 N SAND LAKE RD	03/01/23	\$394,900	WD	03-ARM'S LENGTH	\$394,900
06 018 400 014 18 6 3	4190 FITZPATRICK RD	02/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000
06 031 200 011 31 5 3	6660 N BUINN RD	09/18/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000
06 032 200 005 32 5 3	3052 GENESEE RD	08/08/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000
06 032 200 005 32 5 3	3052 GENESEE RD	08/21/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000
06 033 100 030 33 5 3	2979 GENESEE RD	06/02/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900
06 035 200 022 35 5 3	1871 E CHICAGO RD	06/14/24	\$126,000	WD	03-ARM'S LENGTH	\$126,000
Totals:			\$4,095,700			\$4,095,700

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$72,500	50.03	\$145,003	\$11,975	\$132,925	\$115,476	1.151	842	\$157.87	RES
\$90,900	69.92	\$181,727	\$10,344	\$119,656	\$148,770	0.804	1,488	\$80.41	RES
\$90,800	67.26	\$181,618	\$10,890	\$124,110	\$148,201	0.837	1,040	\$119.34	RES
\$213,600	56.21	\$427,239	\$115,333	\$264,667	\$272,318	0.972	1,768	\$149.70	RES
\$88,100	41.17	\$176,179	\$27,500	\$186,500	\$130,264	1.432	1,448	\$128.80	RES
\$149,200	50.58	\$298,307	\$32,697	\$262,303	\$230,564	1.138	2,934	\$89.40	RES
\$202,800	59.47	\$405,519	\$49,500	\$291,500	\$309,044	0.943	2,390	\$121.97	RES
\$157,200	46.93	\$314,459	\$34,653	\$300,347	\$244,116	1.230	2,512	\$119.56	RES
\$101,700	45.81	\$203,370	\$5,500	\$216,500	\$173,082	1.251	1,913	\$113.17	RES
\$87,300	52.91	\$174,636	\$33,161	\$131,839	\$122,808	1.074	1,320	\$99.88	RES
\$187,300	47.43	\$374,522	\$49,500	\$345,400	\$292,203	1.182	1,800	\$191.89	RES
\$140,200	46.73	\$280,417	\$59,202	\$240,798	\$192,027	1.254	1,152	\$209.03	RES
\$86,400	44.31	\$172,867	\$27,500	\$167,500	\$130,492	1.284	920	\$182.07	RES
\$81,400	58.56	\$162,748	\$16,500	\$122,500	\$126,951	0.965	1,176	\$104.17	RES
\$81,400	45.47	\$162,748	\$16,500	\$162,500	\$126,951	1.280	1,176	\$138.18	RES
\$163,800	40.96	\$327,562	\$29,315	\$370,585	\$258,895	1.431	1,792	\$206.80	RES
\$81,500	64.68	\$163,068	\$28,291	\$97,709	\$116,994	0.835	768	\$127.23	RES
\$2,076,100		\$4,151,989		\$3,537,339	\$3,139,157			\$137.61	
Sale. Ratio =>	50.69				E.C.F. =>	1.127		Std. Deviation=>	0.199825
Std. Dev. =>	8.98				Ave. E.C.F. =>	1.121		Ave. Variance=>	16.6948

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.9740	1 STORY	\$4,455		RESIDENTIAL	401	70
31.7066	1 STORY	\$2,805		RESIDENTIAL	401	65
28.3926	1 STORY	\$5,500		RESIDENTIAL	401	57
14.9463	1 STORY	\$110,000		RESIDENTIAL	401	95
31.0342	1.75 STORY	\$27,500		RESIDENTIAL	401	52
1.6289	1.5 STORY	\$7,370		RESIDENTIAL	401	54
17.8137	1 STORY	\$49,500		RESIDENTIAL	401	83
10.8976	2 STORY	\$27,500		RESIDENTIAL	401	56
12.9487	1.5 STORY	\$5,500		RESIDENTIAL	401	54
4.7832	1 STORY	\$33,161		RESIDENTIAL	401	54
6.0686	LOG	\$49,500		RESIDENTIAL	401	93
13.2613	1 STORY	\$55,000		RESIDENTIAL	401	79
16.2235	2 STORY	\$27,500		RESIDENTIAL	401	60
15.6432	MODULAR	\$16,500		RESIDENTIAL	401	68
15.8650	MODULAR	\$16,500		RESIDENTIAL	401	68
31.0043	1 STORY	\$29,315		RESIDENTIAL	401	87
28.6205	1.5 STORY	\$28,291		RESIDENTIAL	401	69
0.5476						

Coefficient of Var=> 14.88791887

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 006 400 012 06 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOUSER, MELISSA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5300 N BUNN RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1846/0103	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	20 N/A 10-27
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

HOUSER, MELISSA
5300 N BUNN RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 03/15/2023 for 144,900 by CABLE, CINDY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1846/0103

Most Recent Permit Information

Permit PM07-0081 on 03/15/2007 for \$0 category MECHANICAL.

Physical Property Characteristics

2025 S.E.V.:	71,300	2025 Taxable:	68,900	Lot Dimensions:	
2024 S.E.V.:	68,900	2024 Taxable:	68,900	Acreage:	0.81
Zoning:		Land Value:	4,455	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	7,520	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 842
Ground Area: 842
Garage Area: 856
Basement Area: 0
Basement Walls:
Estimated TCV: 130,603

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 009 200 006 09 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STEWART, DONNA J & REBECCA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4900 HOMER RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1831/0942	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	19 N/A 07-11
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

STEWART, DONNA J & REBECCA M
4900 HOMER RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 06/24/2022 for 130,000 by HOLTOM, CHARLES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/0942

Most Recent Permit Information

Permit PB07-0563 on 10/15/2007 for \$10,400 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	89,300	2025 Taxable:	82,530	Lot Dimensions:	
2024 S.E.V.:	86,400	2024 Taxable:	82,530	Acreage:	0.51
Zoning:		Land Value:	2,805	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	7,539	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,488
Ground Area: 1,488
Garage Area: 504
Basement Area: 1,104
Basement Walls:
Estimated TCV: 168,259

of Agricultural Buildings: 1
Estimated TCV: 0
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 009 300 004 09 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BAKER, CALEB	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4364 BECK RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1840/0899	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	20 N/A 10-12
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

BAKER, CALEB
4364 BECK RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 12/05/2022 for 135,000 by SHRIVER, CLAYTON E & BETTY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1840/0899

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	89,300	2025 Taxable:	82,530	Lot Dimensions:	
2024 S.E.V.:	86,400	2024 Taxable:	82,530	Acreage:	1.00
Zoning:		Land Value:	5,500	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	5,390	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1958
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 57
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,040
Ground Area: 1,040
Garage Area: 520
Basement Area: 1,040
Basement Walls:
Estimated TCV: 167,615

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 009 300 010 09 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAIRD, KARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4385 BECK RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1841/1237	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	18 DESC-M N/A 09-28
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

LAIRD, KARA
4385 BECK RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 01/03/2023 for 380,000 by BUTCHER, KENNETH & LINDA FAMILY TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1841/1237

Most Recent Permit Information

Permit PB20-0050 on 02/07/2020 for \$291,000 category NEW BUILDING.

Physical Property Characteristics

2025 S.E.V.:	210,900	2025 Taxable:	201,600	Lot Dimensions:	
2024 S.E.V.:	201,600	2024 Taxable:	201,600	Acreage:	20.00
Zoning:		Land Value:	110,000	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	5,333	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2020
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,768
Ground Area: 1,768
Garage Area: 676
Basement Area: 0
Basement Walls:
Estimated TCV: 294,567

of Agricultural Buildings: 2
Estimated TCV: 11,870
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 010 100 007 10 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ZEBOLSKY, SARAH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4551 HOMER RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1868/0933	Prev. Taxable Stat	TAXABLE
Split:	06/18/2002	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	21 N/A 12-10
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL
Mailing Address:			
ZEBOLSKY, SARAH 4551 HOMER RD JONESVILLE MI 49250			

Most Recent Sale Information

Sold on 04/01/2024 for 214,000 by BENNETT, TENA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1868/0933

Most Recent Permit Information

Permit PM10-0393 on 09/21/2010 for \$0 category MECHANICAL.

Physical Property Characteristics

2025 S.E.V.:	86,800	2025 Taxable:	86,800	Lot Dimensions:	
2024 S.E.V.:	84,200	2024 Taxable:	48,708	Acreage:	5.00
Zoning:		Land Value:	27,500	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1860
Occupancy: Single Family
Class: C+5
Style: 1.75 STORY
Exterior: Wood Siding
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,448
Ground Area: 1,058
Garage Area: 572
Basement Area: 1,058
Basement Walls:
Estimated TCV: 137,024

of Agricultural Buildings: 2
Estimated TCV: 9,111
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 013 200 003 13 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BENJAMIS, JOSEPH C & CLIFTON EMMA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3740 MILNES RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1850/0546	Prev. Taxable Stat	TAXABLE
Split:	02/20/2009	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	21 N/A 05-28
Topography:	None	School:	30020 HILLSDALE COMM PUBLIC SCHS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

BENJAMIS, JOSEPH C & CLIFTON EMMA J
3740 MILNES RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 05/22/2023 for 295,000 by STEWART, ROBERT C SR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1850/0546

Most Recent Permit Information

Permit PB12-0142 on 03/22/2012 for \$4,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	146,700	2025 Taxable:	142,600	Lot Dimensions:	
2024 S.E.V.:	142,600	2024 Taxable:	142,600	Acreage:	1.34
Zoning:		Land Value:	7,370	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	25,327	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: C
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 2
Floor Area: 2,934
Ground Area: 2,934
Garage Area: 528
Basement Area: 2,934
Basement Walls:
Estimated TCV: 260,769

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 013 300 004 13 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STOCKDALE, CALVIN J & KATHERYN J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2060 MAUCK RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1831/0754	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	
Topography:	None	School:	30020 HILLSDALE COMM PUBLIC SCHS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

STOCKDALE, CALVIN J & KATHERYN J
2060 MAUCK RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 07/07/2022 for 341,000 by SIGNOR, TERESA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/0754

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	199,500	2025 Taxable:	178,290	Lot Dimensions:	
2024 S.E.V.:	191,100	2024 Taxable:	178,290	Acreage:	10.00
Zoning:		Land Value:	49,500	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,390
Ground Area: 2,390
Garage Area: 784
Basement Area: 2,016
Basement Walls:
Estimated TCV: 349,529

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel: 06 013 400 003 13 6 3
Owner's Name: JORDAN, JARED & HANNAH
Property Address: 2940 MAUCK RD
HILLSDALE, MI 49242
Liber/Page: 1845/0613
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: 06 FAYETTE TWP
MAP #:
School: 30020 HILLSDALE COMM PUBLIC SCHS
Neighborhood: RES RESIDENTIAL

Mailing Address:

JORDAN, JARED & HANNAH
2940 MAUCK RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 03/09/2023 for 335,000 by DAWSON, MATTHEW T & TINA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1845/0613

Most Recent Permit Information

Permit PE10-0189 on 06/08/2010 for \$0 category ELECTRICAL.

Physical Property Characteristics

2025 S.E.V.: 154,800	2025 Taxable: 150,000	Lot Dimensions:
2024 S.E.V.: 150,000	2024 Taxable: 150,000	Acreage: 5.00
Zoning:	Land Value: 27,500	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 7,153	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 2,512
Ground Area: 1,628
Garage Area: 480
Basement Area: 1,628
Basement Walls:
Estimated TCV: 265,559

of Agricultural Buildings: 1
Estimated TCV: 9,316
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 015 400 005 15 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BULLER, KEITH & DONNA FAMILY TRUS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3420 N HILLSDALE RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1861/0358	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	20 DESC-M N/A 12-16
Topography:	None	School:	30020 HILLSDALE COMM PUBLIC SCHS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

BULLER, KEITH & DONNA FAMILY TRUST
3420 N HILLSDALE RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 11/06/2023 for 0 by BULLER, KEITH A & DONNA K.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1861/0358

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	100,000	2025 Taxable:	97,400	Lot Dimensions:	
2024 S.E.V.:	97,400	2024 Taxable:	97,400	Acreage:	1.32
Zoning:		Land Value:	5,500	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,913
Ground Area: 1,679
Garage Area: 224
Basement Area: 1,679
Basement Walls:
Estimated TCV: 184,446

of Agricultural Buildings: 4
Estimated TCV: 10,000
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel: 06 016 300 007 16 6 3
Owner's Name: LANGSTON, JAKE T
Property Address: 2757 TAYLOR RD
HILLSDALE, MI 49242

Liber/Page: 1867/0341

Split: / /

Public Impr.: None

Topography: None

Mailing Address:

LANGSTON, JAKE T
2757 TAYLOR RD
HILLSDALE MI 49242

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

Prev. Taxable Stat: TAXABLE

Gov. Unit: 06 FAYETTE TWP

MAP #

School: 30020 HILLSDALE COMM PUBLIC SCHS

Neighborhood: RES RESIDENTIAL

Created: / /

Active: Active

Most Recent Sale Information

Sold on 03/11/2024 for 165,000 by EICHER, MERV.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1867/0341

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: 86,000

2025 Taxable: 86,000

Lot Dimensions:

2024 S.E.V.: 81,100

2024 Taxable: 81,100

Acreage: 0.39

Zoning:

Land Value: 33,161

Frontage: 221.1

PRE: 100.000

Land Impr. Value: 0

Average Depth: 76.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+5

Style: 1 STORY

Exterior: Wood Siding

% Good (Physical): 54

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,320

Ground Area: 1,056

Garage Area: 0

Basement Area: 1,056

Basement Walls:

Estimated TCV: 138,896

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel: 06 018 100 010 18 6 3
Owner's Name: KANE, MICHAEL S & BROOKE E
Property Address: 3911 N SAND LAKE RD
ALLEN, MI 49227
Liber/Page: 1846/0168
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: 06 FAYETTE TWP
MAP #: 19 N/A 05-31
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

KANE, MICHAEL S & BROOKE E
3911 N SAND LAKE RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 03/01/2023 for 394,900 by FOSTER, JOSHUA & AMBER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1846/0168

Most Recent Permit Information

Permit PB20-0391 on 07/16/2020 for \$0 category RENEWAL.

Physical Property Characteristics

2025 S.E.V.:	185,000	2025 Taxable:	182,100	Lot Dimensions:	
2024 S.E.V.:	182,100	2024 Taxable:	182,100	Acreage:	10.00
Zoning:		Land Value:	49,500	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2018
Occupancy: Single Family
Class: C
Style: LOG
Exterior:
% Good (Physical): 93
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,800
Ground Area: 1,200
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 244,198

of Agricultural Buildings: 1
Estimated TCV: 76,290
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 018 400 014 18 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOHNSON, GEORGE E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4190 FITZPATRICK RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Libor/Page:	1844/0053	Prev. Taxable Stat	TAXABLE
Split:	08/13/1997	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	19 N/A 09-30
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:

JOHNSON, GEORGE E
4190 FITZPATRICK RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 02/13/2023 for 300,000 by WERTZ, CODY ALLEN.

Terms of Sale: 03-ARM'S LENGTH

Libor/Page: 1844/0053

Most Recent Permit Information

Permit PB23-0685 on 09/29/2023 for \$0 category REROOF.

Physical Property Characteristics

2025 S.E.V.:	138,200	2025 Taxable:	132,100	Lot Dimensions:	
2024 S.E.V.:	132,100	2024 Taxable:	132,100	Acreage:	10.00
Financing:		Land Value:	55,000	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	4,202	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 624
Basement Area: 1,152
Basement Walls:
Estimated TCV: 217,183

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 031 200 011 31 5 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LEHMAN, BROCK T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6660 N BUNN RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1858/0237	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	10 N/A 11-02
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL
Mailing Address:			
	LEHMAN, BROCK T 6660 N BUNN RD JONESVILLE MI 49250		

Most Recent Sale Information

Sold on 09/18/2023 for 195,000 by GREENWALD, JAMES C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1858/0237

Most Recent Permit Information

Permit PB02-0918 on 12/03/2002 for \$0 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	85,400	2025 Taxable:	84,000	Lot Dimensions:	
2024 S.E.V.:	84,000	2024 Taxable:	84,000	Acreage:	5.00
Financing:		Land Value:	27,500	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 920
Ground Area: 920
Garage Area: 0
Basement Area: 920
Basement Walls:
Estimated TCV: 110,681

of Agricultural Buildings: 1
Estimated TCV: 32,631
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel:	06 032 200 005 32 5 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CONDE, RONALD JR & DEBORAH KAY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3052 GENESEE RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1856/0893	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Gravel Road, Electric, Gas	MAP #	13 N/A 08-29
Topography:	Rolling, Low	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	RES RESIDENTIAL

Mailing Address:
CONDE, RONALD JR & DEBORAH KAY
3052 GENESEE RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 08/21/2023 for 179,000 by SMITH DONALD & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1856/0893

Most Recent Permit Information

Permit PB04-0538 on 09/17/2004 for \$45,274 category NEW BUILDING.

Physical Property Characteristics

2025 S.E.V.:	80,000	2025 Taxable:	76,900	Lot Dimensions:	
2024 S.E.V.:	76,900	2024 Taxable:	76,900	Acreage:	3.00
Zoning:	R-1	Land Value:	16,500	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1993
Occupancy: Single Family
Class: C-5
Style: MODULAR
Exterior: Wood Siding
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,176
Ground Area: 1,176
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: 143,582

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:15 AM

Parcel: 06 033 100 030 33 5 3
Owner's Name: KOPERSKI, ANDREW & CAROLINE
Property Address: 2979 GENESEE RD
JONESVILLE, MI 49250
Liber/Page: 1851/0477
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: 06 FAYETTE TWP
MAP #: 13 N/A 03-05
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

KOPERSKI, ANDREW & CAROLINE
926 THOMAS RD
GRANDVIEW HEIGHTS OH 43212

Most Recent Sale Information

Sold on 06/02/2023 for 399,900 by MCNEW, ARTHUR A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1851/0477

Most Recent Permit Information

Permit PP10-0160 on 10/25/2010 for \$0 category PLUMBING.

Physical Property Characteristics

2025 S.E.V.:	161,100	2025 Taxable:	154,400	Lot Dimensions:	
2024 S.E.V.:	154,400	2024 Taxable:	154,400	Acreage:	5.48
Zoning:		Land Value:	29,315	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2010
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior:
% Good (Physical): 87
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,792
Ground Area: 1,792
Garage Area: 900
Basement Area: 1,792
Basement Walls:
Estimated TCV: 292,810

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 10:12 AM

Parcel: 06 035 200 022 35 5 3
Owner's Name: BOWERS, WAYNE JR & BECKY
Property Address: 1871 E CHICAGO RD
JONESVILLE, MI 49250
Liber/Page: 1873/0054
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: 06 FAYETTE TWP
MAP #: 20 N/A 12-21
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

BOWERS, WAYNE JR & BECKY
1871 E CHICAGO RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 06/14/2024 for 126,000 by JOHNSTONE, JAMES M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1873/0054

Most Recent Permit Information

Permit PB21-0205 on 04/12/2021 for \$1,684 category INTERIOR REMODEL.

Physical Property Characteristics

2025 S.E.V.: 80,300	2025 Taxable: 80,300	Lot Dimensions:
2024 S.E.V.: 76,000	2024 Taxable: 55,918	Acreage: 1.04
Toning:	Land Value: 28,291	Frontage: 161.7
PRE: 100.000	Land Impr. Value: 0	Average Depth: 280.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: C
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 480
Basement Area: 768
Basement Walls:
Estimated TCV: 132,320

Oakridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
06 035 400 020 35 5 3	6112 OAK RIDGE DR	05/10/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000
06 305 001 018	6254 OAK RIDGE DR	03/22/24	\$56,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$56,000
06 380 001 007	6351 OAK RIDGE DR	12/18/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000
06 380 001 009	6367 OAK RIDGE DR	09/14/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000
Totals:			\$128,000			\$128,000

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	Liber/Page
\$19,500	43.33	\$39,000	\$45,000	\$39,000	120.0	\$375	120.00	OAK 1826/0296	
\$34,800	62.14	\$114,691	\$56,000	\$69,533	333.9	\$168	333.86	OAK 1867/1089	
\$7,000	58.33	\$14,000	\$12,000	\$14,000	100.0	\$120	100.00	OAK 1863/1219	
\$5,700	38.00	\$11,444	\$15,000	\$11,444	81.7	\$184	81.74	OAK 1860/1214	
\$67,000		\$179,135	\$128,000	\$133,977	635.6				
Sale. Ratio =>	52.34			Average					
Std. Dev. =>	11.61			per FF=>	\$201				

Other Parcels in Sale

Land Table		Class	Rate Group 1
OAKRIDGE		402	OAKRIDGE LF
06 380 001 001, 06 380 001 002, 06 380 001 003		OAKRIDGE	402 OAKRIDGE LF
		OAKRIDGE	402 OAKRIDGE BACK L
		OAKRIDGE	402 OAKRIDGE BACK L