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Ransom Township Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
16 003 200 005 03 8 2	6971 SQUAWFIELD RD	05/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,600	39.39
16 010 100 005 10 8 2	9271 S BIRD LAKE RD	09/23/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,600	43.25
16 016 100 006 16 8 2	10001 PIONEER RD	03/31/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$262,300	38.57
Totals:			\$1,205,000			\$1,205,000	\$480,500	

Sale. Ratio => 39.88

Std. Dev. => 2.50

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$238,581	\$81,848	\$148,152	\$179,534	0.825	1,352	\$109.58	16001	1.7121
\$314,999	\$171,140	\$123,860	\$164,787	0.752	960	\$129.02	16001	9.0687
\$818,218	\$486,913	\$193,087	\$203,221	0.950	1,536	\$125.71	16001	10.7808
\$1,371,798		\$465,099	\$547,542			\$121.44		0.7106
				E.C.F. =>	0.849	Std. Deviation=>		0.10034916
				Ave. E.C.F. =>	0.842	Ave. Variance=>		7.1872
						Coefficient of Var=>		

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
FARM HOUSE	\$80,660		RANSOM AGRICULTURE	101	45
FARM HOUSE	\$171,140		RANSOM AGRICULTURE	101	91
RANCH	\$486,913	16 009 300 002 09 8 2	RANSOM AGRICULTURE	101	80

8.532584103

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:40 AM

Parcel: 16 003 200 005 03 8 2
Owner's Name: MILLS, LEE L
Property Address: 6971 SQUAWFIELD RD
PITTSFORD, MI 49271
Liber/Page: 1843/0045
Split: 10/07/2004
Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling, Pond

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 N/A 06-04
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

MILLS, LEE L
6971 SQUAWFIELD RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 01/23/2023 for 0 by MILLS, LEE L.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1843/0045

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 120,000	2023 Taxable: 109,620	Acres: 20.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1910

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Vinyl

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,352

Ground Area: 676

Garage Area: 1,080

Basement Area: 338

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 8

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:40 AM

Parcel: 16 010 100 005 10 8 2
Owner's Name: BENDER, ISAIAH & ROSA
Property Address: 9271 S BIRD LAKE RD
OSSEO, MI 49266
Liber/Page: 1836/0038
Split: / /
Public Impr.: Paved Road, Electric
Topography: Rolling

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 18 N/A 04-17
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

BENDER, ISAIAH & ROSA
9271 S BIRD LAKE RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 09/23/2022 for 295,000 by PETERSHEIM, LEWIS & ELMINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1836/0038

Most Recent Permit Information

Permit PB12-1036 on 10/26/2022 for \$0 category POLE BUILDING.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 158,400	2023 Taxable: 158,400	Acres: 40.00
Zoning:	Land Value: Tentative	Frontage: 0.0
APRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2014
Occupancy: Single Family
Class: D-10
Style: FARM HOUSE
Exterior: Vinyl
% Good (Physical): 91
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 960
Ground Area: 960
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:40 AM

Parcel: 16 016 100 006 16 8 2
Owner's Name: WROBBEL, KENNETH & GRETA
Property Address: 10001 PIONEER RD
OSSEO, MI 49266
Liber/Page: 1822/1246
Split: 10/21/2005
Public Impr.: Paved Road, Electric
Topography: Rolling

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 20 N/A 06-02
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Created: 10/21/2005
Active: Active

Mailing Address:

WROBBEL, KENNETH & GRETA
10886 PIONEER RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 03/31/2022 for 680,000 by VANCAMP, THOMAS J & KATHY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1822/1246

Most Recent Permit Information

Permit PB20-0232 on 05/29/2020 for \$6,529 category RE-ROOF.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 256,100

2023 Taxable: 256,100

Acres: 78.00

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: C

Style: RANCH

Exterior: Brick

% Good (Physical): 80

Heating System: Electric Baseboard

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,536

Ground Area: 1,536

Garage Area: 0

Basement Area: 1,536

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:40 AM

Parcel: 16 009 300 002 09 8 2
Owner's Name: WROBBEL, KENNETH & GRETA
Property Address: PIONEER RD
OSSEO, MI 49266

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 19 DESC 08-08
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Liber/Page: // **Created:** //
Split: // **Active:** Active

Public Impr.: Paved Road, Electric
Topography: Rolling

Mailing Address:

WROBBEL, KENNETH & GRETA
10886 PIONEER RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 03/31/2022 for 680,000 by VANCAMP, THOMAS J & KATHY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 76,900

2023 Taxable: 18,582

Acreage: 38.86

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Ransom Township Agricultural Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16 002 300 005 02 8 2	TAMARACK RD	01/13/23	\$399,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$399,000
16 002 400 008 02 8 2	TAMARACK RD	01/13/23	\$399,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$399,000
16 003 200 005 03 8 2	6971 SQUAWFIELD RD	05/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000
16 010 100 005 10 8 2	9271 S BIRD LAKE RD	09/23/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000
16 016 100 006 16 8 2	10001 PIONEER RD	03/31/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000
16 025 100 004 25 8 2	E CAMDEN RD	09/03/21	\$530,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$429,873
16 026 200 003 26 8 2	GILBERT RD	02/07/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000
16 029 300 001 29 8 2	12471 CRAMPTON RD	05/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
16 029 300 005 29 8 2	12891 CRAMPTON RD	05/11/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000
16 029 300 006 29 8 2	12891 CRAMPTON RD	05/11/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000
16 029 400 004 29 8 2	PIONEER RD	05/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000
Totals:						\$4,050,873
						\$4,151,000

Asd. when Sold	Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$192,400	48.22	\$681,489	\$399,000	\$454,326	0.0	0.0	108.00	54.00
\$199,400	49.97	\$698,064	\$399,000	\$470,901	0.0	0.0	114.00	60.00
\$90,600	39.39	\$238,421	\$72,079	\$80,500	0.0	0.0	20.00	20.00
\$127,600	43.25	\$314,609	\$151,141	\$170,750	0.0	0.0	40.00	40.00
\$262,300	38.57	\$817,448	\$502,588	\$486,143	0.0	0.0	116.86	78.00
\$146,400	34.06	\$330,055	\$429,873	\$330,055	0.0	0.0	78.50	78.50
\$69,100	46.69	\$151,088	\$148,000	\$151,088	0.0	0.0	37.00	37.00
\$101,000	40.40	\$252,875	\$250,000	\$252,875	0.0	0.0	60.00	60.00
\$169,200	35.62	\$548,250	\$475,000	\$399,500	0.0	0.0	94.00	59.00
\$169,200	35.62	\$650,250	\$475,000	\$399,500	0.0	0.0	94.00	35.00
\$135,100	50.04	\$304,610	\$270,000	\$304,610	0.0	0.0	73.07	73.07
\$1,662,300		\$4,987,159	\$3,571,681	\$3,500,248	0.0		835.43	594.57
Sale. Ratio =>	41.04						Average	
Std. Dev. =>	5.97						per Net Acre=>	4,275.26

Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$3,694	\$0.08	16001	1842/1052	16 002 300 005 02 8 2	RANSOM AGRICULTURE	102
\$3,500	\$0.08	16001	1842/1052	16 002 300 005 02 8 2	RANSOM AGRICULTURE	102
\$3,604	\$0.08	16001	1795/473		RANSOM AGRICULTURE	101
\$3,779	\$0.09	16001	1836/0315		RANSOM AGRICULTURE	101
\$4,301	\$0.10	16001	1822/1246	16 009 300 002 09 8 2	RANSOM AGRICULTURE	101
\$5,476	\$0.13	16001	1805/1184	16 025 100 005 25 8 2	RANSOM AGRICULTURE	102
\$4,000	\$0.09	16001	1820/0025		RANSOM AGRICULTURE	102
\$4,167	\$0.10	16001	1797/305		RANSOM AGRICULTURE	102
\$5,053	\$0.12	16001	1826/0503	16 029 300 006 29 8 2	RANSOM AGRICULTURE	102
\$5,053	\$0.12	16001	1826/0503	16 029 300 005 29 8 2	RANSOM AGRICULTURE	102
\$3,695	\$0.08	16001	1795/1010		RANSOM AGRICULTURE	102

Average per SqFt=> \$0.10

Ransom Township Agricultural Land Analysis

Sale Date	Parcel Number	# of Pcts	LibertPage	Sale Price	Ver	PA	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments	
1/25/23	16 015 300 011 15 8 2	1	1843/396	\$ 56,000			\$ 5,000	\$ 51,000	6.91	0.00	\$ -	\$ -	6.12	\$ 8,333	\$ 51,000	0.79	old bldg site/dam	
12/9/21	16 005 300 011 05 8 2	1	1814/698	\$ 100,000	plat/ps	X	\$ -	\$ 100,000	35.00	16.00	\$ 2,704	\$ 43,256	16.40	\$ 3,460	\$ 56,744	2.60	Ransom Creek #37 pa260	
5/26/21	16 010 400 001 10 8 2	1	1797/214	\$ 80,000	plat/ps	X	\$ -	\$ 80,000	37.00	0.00	\$ -	\$ -	36.73	\$ 2,178	\$ 80,000	0.27	crp? pa260?	
2/7/21	16 028 300 003 28 8 2	1	1820/25	\$ 148,000	tps	X	\$ -	\$ 148,000	37.00	35.55	\$ 4,163	\$ 148,000	0.00	\$ -	\$ 148,000	1.45	pa260	
5/27/21	16 028 300 001 28 8 2	1	1797/305	\$ 250,000	tps	X	\$ -	\$ 250,000	60.00	29.50	\$ 4,956	\$ 146,200	30.00	\$ 3,460	\$ 103,800	0.50	crp?	
5/11/22	16 028 400 004 28 8 2	1	1795/1010	\$ 270,000	plat/ps	X	\$ -	\$ 270,000	73.09	71.94	\$ 3,753	\$ 270,000	0.00	\$ -	\$ 270,000	1.19	cb's n/v pa260, some non-till	
4/23/21	16 021 100 007 21 8 2	1	1826/503	\$ 475,000	tps	X	\$ -	\$ 475,000	94.00	55.68	\$ 6,325	\$ 352,170	35.50	\$ 3,460	\$ 122,830	2.82	pa260, some non-till	
1/13/23	16 002 300 005 02 8 2	2	1793/754	\$ 415,000	pta	X	\$ -	\$ 415,000	94.96	94.05	\$ 4,413	\$ 415,000	0.00	\$ -	\$ 415,000	0.91	pa260 some non-till	
			1842/1050	\$ 399,000		X	\$ -	\$ 399,000	114.00	112.79	\$ 3,538	\$ 399,000	0.00	\$ -	\$ 399,000	1.21	pa260 some non-till	
Sale Count = 9									2,193,000									
Total AVE/Acre = \$									551.96	415.51	\$ 4,269	\$ 1,773,626	124.75	\$ 3,322	\$ 414,374	0.79		
Total AVE/Acre = \$									3,964	← includes ROW Acres								

Acreage Analysis		
Sale Count		9
Ave Acres/Sale		61.33
Ave ABS DEV Acres		6.05
C.O.D.		0.0986

Tillable Analysis		
Sale Count		0
Ave Tillable		\$ 4,269
Ave ABS DEV Tillable		N/A
C.O.D.		N/A
Use		\$ 4,260

Non-Tillable Analysis		
Sale Count		1
Ave Non-Tillable		\$ 3,922
Ave ABS DEV Non-Tillable		\$ 5,012
C.O.D.		1,5088
Use		\$ 3,320