

4

2024 Ransom Township Land Value Study

Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
16-029-300-005-29-8-2	5/11/2022	\$298,138.00	59	\$5,053.19	
16-029-300-006-29-8-2	5/11/2022	\$176,862.00	35	\$5,053.20	Sold Together
16-014-200-009-14-8-2					
16-011-300-011-11-8-2	12/29/2023	\$178,500.00	35	\$5,100.00	
16-004-400-005-04-8-2					
16-004-400-006-04-8-2	10/6/2023	\$675,000.00	152	\$4,440.79	123.71 Till
16-010-100-004-10-8-2					
16-003-300-004-03-8-2					
16-001-100-011-01-8-2	5/2/2023	\$179,220.00	30	\$5,974.00	Sold together
16-005-300-008-05-8-2	5/2/2023	\$101,558.00	17	\$5,974.00	
16-005-300-011-05-8-2	5/2/2023	\$209,090.00	35	\$5,974.00	
16-016-300-003-16-8-2	5/2/2023	\$221,038.00	37	\$5,974.00	
16-005-400-006-05-8-2	2/27/2024	\$400,000.00	75.86	\$5,272.87	
Total Cost:		Total Acres:	475.86		
		\$2,439,406.00			
Not Used		Ave. Price/Ac		\$5,126.31	
16-002-300-005-02-8-2	1/13/2023	\$399,000.00	114	\$3,500.00	100.8 Till
16-002-400-008-02-8-2					Sold together

Ransom Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16 004 200 017 04 8 2	5791 SQUAWFIELD RD	09/07/23	\$650,000	MLC	03-ARM'S LENGTH	\$650,000	\$271,300
16 005 300 010 05 8 2	8820 S LAKE PLEASANT RD	05/02/23	\$346,492	WD	03-ARM'S LENGTH	\$346,492	\$164,100
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

Totals: \$1,291,492

\$1,291,492 \$563,000

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41.74	\$610,825	\$422,248	\$227,752	\$224,496	1.015	2,628	\$86.66	16001
47.36	\$376,932	\$295,700	\$50,792	\$96,705	0.525	1,144	\$44.40	16001
43.25	\$375,172	\$203,900	\$91,100	\$203,895	0.447	960	\$94.90	16001
	\$1,362,929		\$369,644	\$525,096			\$75.32	
43.59				E.C.F. =>	0.704		Std. Deviation=>	0.3076328
2.91				Ave. E.C.F. =>	0.662		Ave. Variance=>	23.4884

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
35.2326	TWO-STORY	\$422,248	RANSOM AGRICULTURE	101	73
13.6948	MOBILE HOME	\$295,700	RANSOM AGRICULTURE	101	46
21.5378	FARM HOUSE	\$203,900	RANSOM AGRICULTURE	101	90
4.1779					

Coefficient of Var=> 35.47154201

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 001 100 011 01 8 2
Owner's Name: TERRA NOVA FARMS LLC
Property Address: GILBERT RD
PITTSFORD, MI 49271
Liber/Page: / /
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #:
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

TERRA NOVA FARMS LLC
200 E CAMPUS BLVD
COLUMBUS OH 43235

Most Recent Sale Information

Sold on 05/02/2023 for 179,220 by ROSENBECK, EDWARD URBAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

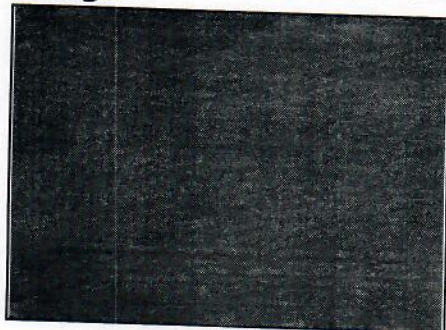
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	63,800	2024 Taxable:	30,927	Acreage:	30.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 003 300 004 03 8 2
Owner's Name: STOLL, ALVIN & MARY
Property Address: TAMARACK RD
OSSEO, MI 49266
Liber/Page: 1859/0417
Split: / /
Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 12 N/A 08-03
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

STOLL, ALVIN & MARY
11931 ERWIN ROAD
COPEMISH MI 49625

Most Recent Sale Information

Sold on 10/06/2023 for 675,000 by MOORE, BRENT W TRUST AGREEMENT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0417

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	106,300	2024 Taxable:	27,889	Acreage:	50.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:32 AM

Parcel:	16 004 200 017 04 8 2	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	SMITH, PETER	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	5791 SQUAWFIELD RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1857/0626	Prev. Taxable Stat	TAXABLE
Split:	02/03/2014	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	14 COMB 02-04-14
Topography:	Rolling, Swamp, Wooded	School:	30060 PITTSFORD AREA SCHOOLS
Mailing Address:		Neighborhood:	16001 RANSOM AGRICULTURE

SMITH, PETER
5791 SQUAWFIELD RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 09/07/2023 for 650,000 by PETERSHEIM, LEVI & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1857/0626

Most Recent Permit Information

Permit PB06-0724 on 12/11/2006 for \$5,000 category .

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	272,900	2024 Taxable:	125,095	Acreage:	84.00
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: 1998
Occupancy: Single Family
Class: D
Style: TWO-STORY
Exterior: Vinyl
% Good (Physical): 73
Heating System: No Heating/Cooling
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 0 Half Baths: 0
Floor Area: 2,628
Ground Area: 1,548
Garage Area: 0
Basement Area: 1,080
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 11
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 004 400 005 04 8 2
Owner's Name: STOLL, ALVIN & MARY
Property Address: TAMARACK RD
OSSEO, MI 49266
Liber/Page: 1859/0417
Split: / /
Public Impr.: Paved Road
Topography: Level

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 12 N/A 08-03
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Created: / /
Active: Active

Mailing Address:

STOLL, ALVIN & MARY
11931 ERWIN ROAD
COPEMISH MI 49625

Most Recent Sale Information

Sold on 10/06/2023 for 675,000 by MOORE, BRENT W TRUST AGREEMENT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0417

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 81,000

2024 Taxable: 19,511

Acreage: 39.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 004 400 006 04 8 2
Owner's Name: STOLL, ALVIN & MARY
Property Address: S BIRD LAKE RD
OSSEO, MI 49266
Liber/Page: 1859/0417
Split: / /
Public Impr.: Paved Road
Topography: Rolling

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 12 N/A 08-03
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Created: / /
Active: Active

Mailing Address:

STOLL, ALVIN & MARY
11931 ERWIN ROAD
COPEMISH MI 49625

Most Recent Sale Information

Sold on 10/06/2023 for 675,000 by MOORE, BRENT W TRUST AGREEMENT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0417

Most Recent Permit Information

None Found

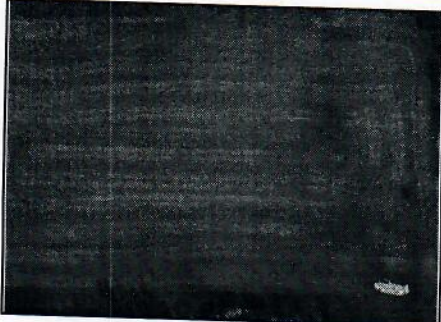
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	16,200	2024 Taxable:	7,154	Acreage:	8.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 005 300 008 05 8 2
Owner's Name: TERRA NOVA FARMS LLC
Property Address: TAMARACK RD
HILLSDALE, MI 49242

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

Public Impr.: Gravel Road, Electric
Topography: Rolling

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 16 DESC-M N/A 08-04
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

TERRA NOVA FARMS LLC
200 E CAMPUS BLVD
COLUMBUS OH 43235

Most Recent Sale Information

Sold on 05/02/2023 for 101,558 by ROSENBECK, EDWARD URBAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 36,100

2024 Taxable: 21,930

Acreage: 17.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

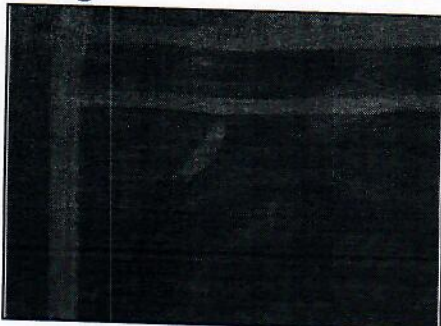
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:32 AM

Parcel: 16 005 300 010 05 8 2
Owner's Name: TERRA NOVA FARMS LLC
Property Address: 8820 S LAKE PLEASANT RD
HILLSDALE, MI 49242

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #:
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Liber/Page:
Split: 01/06/2004
Created: 01/06/2004
Active: Active

Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling

Mailing Address:

TERRA NOVA FARMS LLC
200 E CAMPUS BLVD
COLUMBUS OH 43235

Most Recent Sale Information

Sold on 05/02/2023 for 346,492 by ROSENBECK, EDWARD URBAN.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page:

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 164,500

Zoning:

PRE: 0.000

2025 Taxable: Tentative

2024 Taxable: 75,783

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 58.00

Frontage: 0.0

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1990

Occupancy: Mobile Home

Class: Fair

Style: MOBILE HOME

Exterior: Vinyl

% Good (Physical): 46

Heating System: Forced Warm Air

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,144

Ground Area: 1,144

Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 6

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 005 300 011 05 8 2
Owner's Name: TERRA NOVA FARMS LLC
Property Address: 8800 S LAKE PLEASANT RD
HILLSDALE, MI 49242

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Liber/Page:
Split: 01/06/2004
Public Impr.: Paved Road, Electric
Topography: Rolling
Created: 01/06/2004
Active: Active

Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 16 N/A 12-02
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

TERRA NOVA FARMS LLC
200 E CAMPUS BLVD
COLUMBUS OH 43235

Most Recent Sale Information

Sold on 05/02/2023 for 209,090 by ROSENBECK, EDWARD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 74,400

2024 Taxable: 24,756

Acreage: 35.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

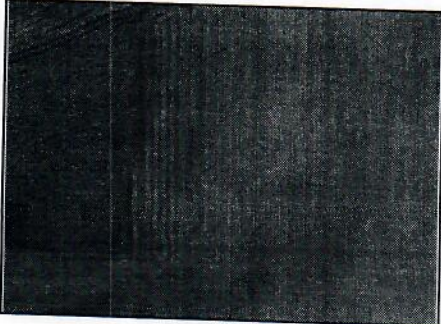
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel:	16 005 400 006 05 8 2	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	STONEY ACRES LAND, LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	PIONEER RD HILLSDALE, MI 49242	Taxable Status	TAXABLE
Liber/Page:	1866/1257	Prev. Taxable Stat	TAXABLE
Split:	05/02/2018	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	None	Map #	19 SPLIT N/A 12-17-18
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	16001 RANSOM AGRICULTURE
Mailing Address:			
STONEY ACRES LAND, LLC 12951 DAY RD HUDSON MI 49247			

Most Recent Sale Information

Sold on 02/27/2024 for 400,000 by ABFALL, ADAM.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1866/1257

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	155,400	2024 Taxable:	46,946	Acreage:	75.86
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 010 100 004 10 8 2
Owner's Name: STOLL, ALVIN & MARY
Property Address: TAMARACK RD
OSSEO, MI 49266
Liber/Page: 1859/0417
Split: / /
Public Impr.: Gravel Road, Electric
Topography: Rolling

Created: / /
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 12 N/A 08-03
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

STOLL, ALVIN & MARY
11931 ERWIN ROAD
COPEMISH MI 49625

Most Recent Sale Information

Sold on 10/06/2023 for 675,000 by MOORE, BRENT W TRUST AGREEMENT.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1859/0417

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 116,900

Zoning:

PRE: 100.000 (Qual. Ag.)

2025 Taxable: Tentative

2024 Taxable: 27,087

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 55.00

Frontage: 0.0

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:32 AM

Parcel: 16 010 100 005 10 8 2
Owner's Name: BENDER, ISIAH & 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, ISIAH & 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

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 172,000

2024 Taxable: 172,000

Acreage: 40.00

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: 2014

Occupancy: Single Family

Class: D-10

Style: FARM HOUSE

Exterior: Vinyl

% Good (Physical): 90

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:

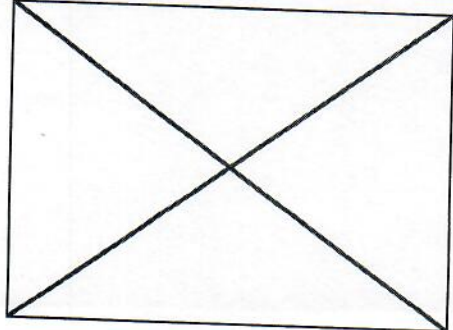
Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel:	16 011 300 011 11 8 2	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	BROCK, DANIEL & AMANDA	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	PRATTVILLE RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1863/1069	Prev. Taxable Stat	TAXABLE
Split:	08/08/2005	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	20 N/A 12-08
Topography:	Rolling, Wooded	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	16001 RANSOM AGRICULTURE

Mailing Address:

BROCK, DANIEL & AMANDA
4162 SHELDON RD
CHURUBUSCO IN 46723

Most Recent Sale Information

Sold on 12/29/2023 for 178,500 by ULTIMATE PROPERTY LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1863/1069

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	73,800	2024 Taxable:	59,728	Acreage:	35.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 014 200 009 14 8 2
Owner's Name: RATHMOURNE LAND CO LLC
Property Address: PRATTVILLE RD
PITTSFORD, MI 49271
Liber/Page: 1833/0863
Split: 10/06/2009
Public Impr.: Paved Road
Topography: Rolling

Created: 10/06/2009
Active: Active

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 17 DESC-M 01-19
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Mailing Address:

RATHMOURNE LAND CO LLC
4877 MOELLER RD
PORT HOPE MI 48468

Most Recent Sale Information

Sold on 08/23/2022 for 0 by INGRAM, BRIAN J & SARAH R.

Terms of Sale: 21-NOT USED/OTHER

Most Recent Permit Information

None Found

Liber/Page: 1833/0863

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 52,100

Zoning:

PRE: 100.000 (Qual. Ag.)

2025 Taxable: Tentative

2024 Taxable: 27,312

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 25.00

Frontage: 0.0

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 016 300 003 16 8 2
Owner's Name: TERRA NOVA FARMS LLC
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 #:
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

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

Public Impr.: Paved Road, Electric
Topography: None

Mailing Address:

TERRA NOVA FARMS LLC
200 E CAMPUS BLVD
COLUMBUS OH 43235

Most Recent Sale Information

Sold on 05/02/2023 for 221,038 by ROSENBECK, EDWARD URBAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	78,600	2024 Taxable:	28,489	Acreage:	37.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 029 300 005 29 8 2
Owner's Name: DELAGRANGE, MAX & CHERYL L
Property Address: 12891 CRAMPTON RD

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Liber/Page: 1830/0599
Split: 01/06/2003
Created: 01/06/2003
Active: Active

Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 DESC-M 05-13
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Public Impr.: Gravel Road, Electric
Topography: Rolling

Mailing Address:

DELAGRANGE, MAX & CHERYL L
149 S CENTENNIAL RD
COLDWATER MI 49036

Most Recent Sale Information

Sold on 06/28/2022 for 0 by DELAGRANGE EXCHANGE ACCOMMODATION.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1830/0599

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 125,400

2024 Taxable: 26,253

Acreage: 59.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/20/2025 11:36 AM

Parcel: 16 029 300 006 29 8 2
Owner's Name: DELAGRANGE, MAX & CHERYL L
Property Address: 12891 CRAMPTON RD

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Liber/Page: 1830/0599
Split: 01/06/2003
Created: 01/06/2003
Active: Active

Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 DESC-M 05-13
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16001 RANSOM AGRICULTURE

Public Impr.: Gravel Road, Electric
Topography: Rolling

Mailing Address:

DELAGRANGE, MAX & CHERYL L
149 S CENTENNIAL RD
COLDWATER MI 49036

Most Recent Sale Information

Sold on 06/28/2022 for 0 by DELAGRANGE EXCHANGE ACCOMMODATION.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1830/0599

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 74,400

2024 Taxable: 15,568

Acreage: 35.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image

