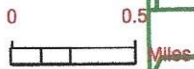
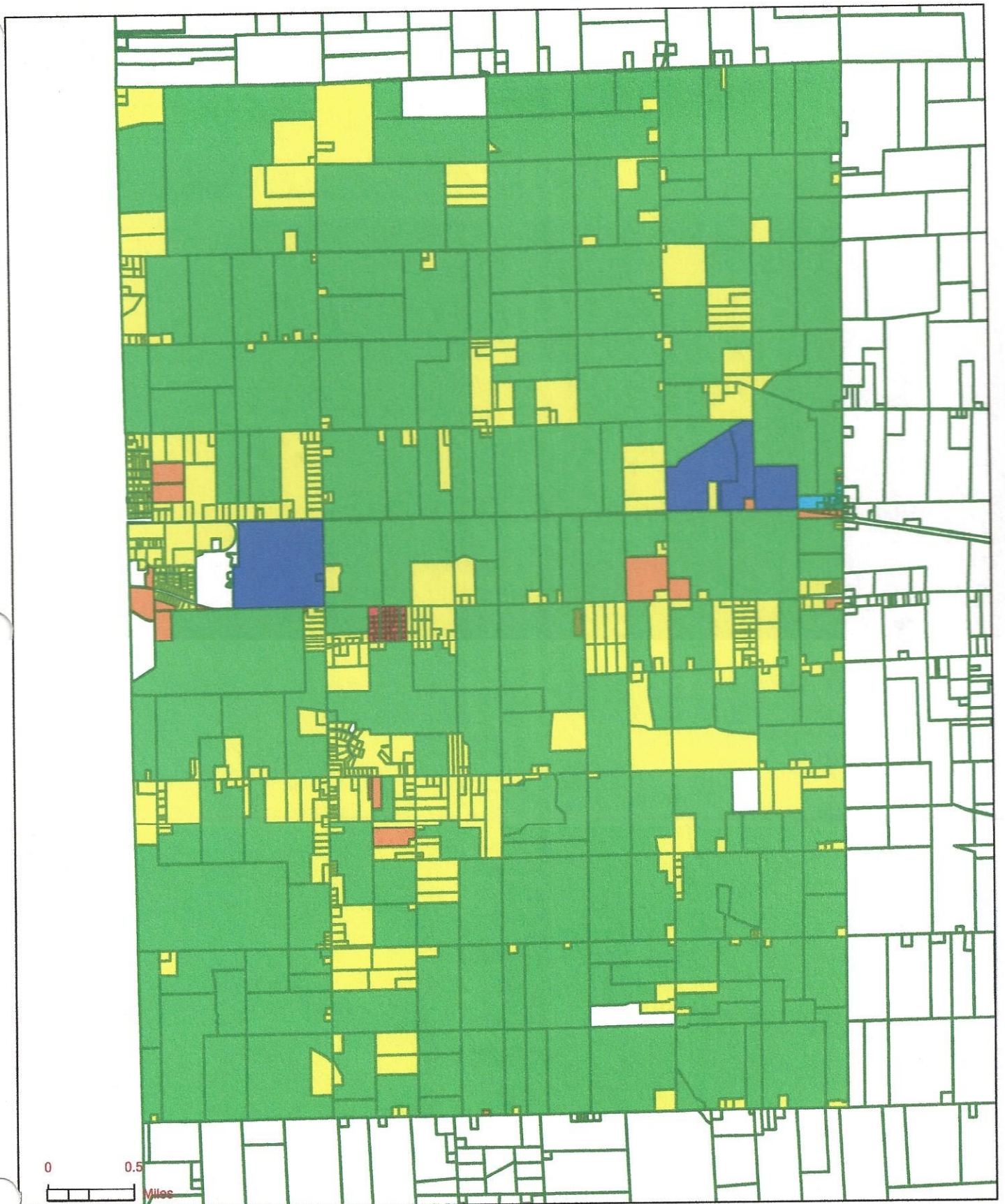


MIDDLEBURY TOWNSHIP ECF AREAS



Key:

Green = Agricultural
Blue = Industrial

Yellow = Residential
Orange = Commercial

Red = Snyder's Manor

E.C.F.s for Neighborhood: 01 'RESIDENTIAL'

Residential : 0.818
Town Homes/Duplexes: 1.000
Mobile Homes : 0.680
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 02 'AGRICULTURAL'

Residential : 1.020
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.020
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 03 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.795
Industrial Bldgs : 0.795

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 04 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.795
Industrial Bldgs : 0.795

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 48 'SNYDER'S MANOR'

Residential : 0.497
Town Homes/Duplexes: 1.000
Mobile Homes : 0.700
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 52 'MUNGERVILLE'

Residential : 0.522
Town Homes/Duplexes: 1.000
Mobile Homes : 0.700
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 99 'MIDDLEBURY PERSONAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

01/15/2022
12:08 PM

Neighborhoods Used: 01 - RESIDENTIAL

9748 M-21		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		11/30/2020 01	401	124,000	21,309	
005-46-000-012						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	75	102,691	145,678	0.705	



9870 M-21		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		11/20/2020 01	401	92,000	9,731	
005-46-000-002						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	71	82,269	116,955	0.703	



995 WARREN RD		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		11/06/2020 01	401	135,000	23,311	
005-22-300-004						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	48	100,731	118,560	0.850	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		10958	12898	0.850		



10101 MASON RD		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		09/11/2020 01	401	58,000	20,162	
005-50-001-003						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	69	37,838	59,995	0.631	



6496 DEWEY RD		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		07/17/2020 01	401	75,000	11,400	
005-25-300-004						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	64	63,600	99,315	0.640	



1487 WARREN RD		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		07/10/2020 01	401	135,000	10,000	
005-27-300-005						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	125,000	131,300	0.952	



1095 WARREN RD		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		05/27/2020 01	401	196,000	20,000	
005-27-100-013						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	176,000	184,259	0.955	



334 PROSPECT AVE		** Valid Sale	** Class	AdjSalePrice	LandValue	
Parcel Number		04/09/2020 01	401	110,150	8,770	
005-50-003-003						
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	71	101,380	120,310	0.843	



Neighborhoods Used: 01 - RESIDENTIAL

6276 KROUSE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-24-400-004-01 01/27/2020 01 401 129,000 26,680
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 87 102,320 146,029 0.701



8781 KROUSE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-27-100-012 01/10/2020 01 401 200,000 58,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 139,010 188,912 0.736
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2590 3520 0.736



9967 ELM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-16-300-015 07/23/2019 01 401 131,100 20,343
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 110,757 112,714 0.983



8511 M-21
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-22-100-002 05/29/2019 01 401 175,000 19,875
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 92 147,373 165,633 0.890
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7752 8712 0.890



2500 LELAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-34-100-003 05/28/2019 01 401 180,000 26,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 92 154,000 217,903 0.707



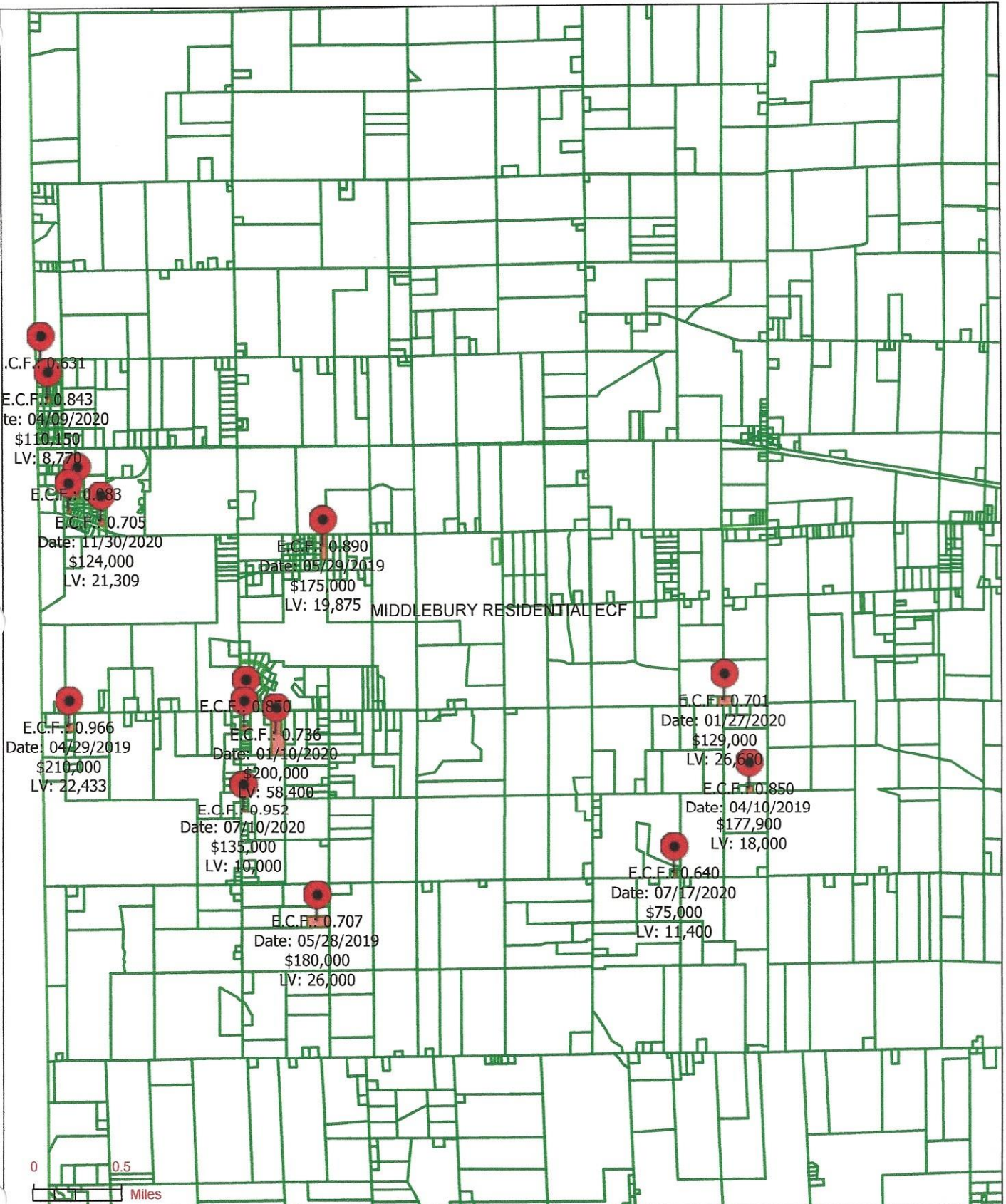
1085 BALCOM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-28-100-004-02 04/29/2019 01 401 210,000 22,433
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 87 187,567 194,097 0.966



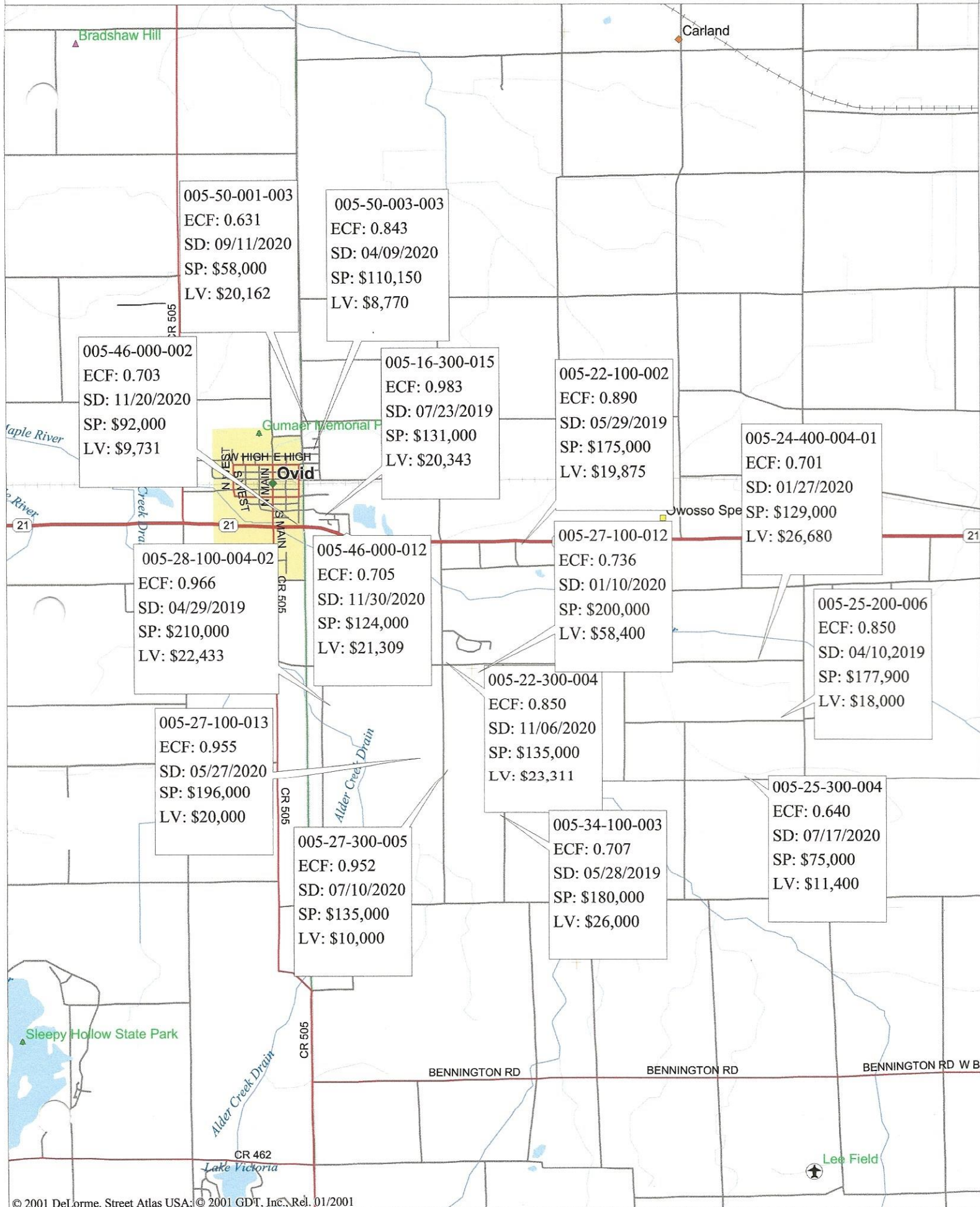
6100 HAMMOND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-25-200-006 04/10/2019 01 401 177,900 18,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MULTI-LEVEL 92 159,900 188,022 0.850



MIDDLEBURY RESIDENTIAL ECF



2022 Middlebury Twp Residential ECF Analysis



2022 Middlebury Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal
005-34-200-001-02	8053 DEWEY	01/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$168,200	60.07	\$263,248
011-32-200-004	1805 TYRRELL	12/03/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,100	44.52	\$246,335
011-31-400-004-01	968 TYRRELL	04/03/20	\$285,000	WD	03-ARM'S LENGTH	\$280,500	\$125,600	44.78	\$234,513
003-28-100-006	2108 E RILEY	03/05/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$142,900	43.97	\$276,467
012-06-100-001	6675 GOODALL	10/19/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$276,100	48.02	\$507,578
013-15-400-002-01	8080 W BATH	08/29/19	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$171,300	40.31	\$349,523
008-25-100-007	11295 E LYTLE	05/24/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,300	46.34	\$267,236
010-24-100-002	6249 S MORRICE	09/12/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$128,900	45.23	\$245,188
010-26-100-001	1537 W GRAND RIV	12/14/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$154,100	47.42	\$305,956
011-36-300-007	5704 E GRAND RIV	11/16/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$91,900	30.13	\$225,744
Totals:						\$3,410,500	\$1,536,400		\$2,921,788

Sale. Ratio =>

45.05

E.C.F. =>

0.996

Std. Dev. =>

7.37

Ave. E.C.F. =>

1.019

Std. Deviation=

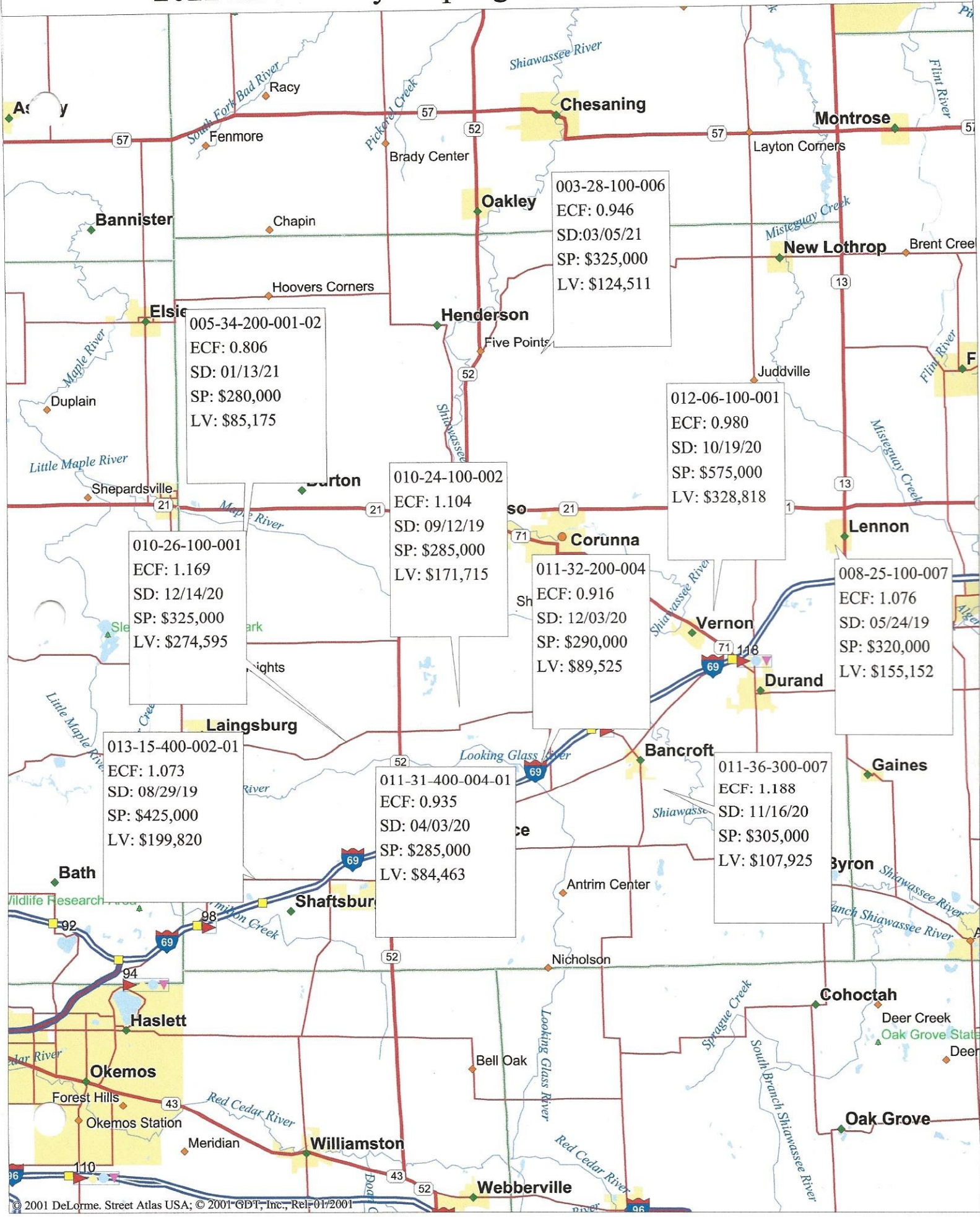
0.122183055

USED:

1.02

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
\$138,731	\$141,269	\$175,376	0.806	1,712	\$82.52	1	\$85,175
\$95,943	\$194,057	\$211,820	0.916	1,584	\$122.51	2 STORY	\$89,525
\$89,594	\$190,906	\$204,111	0.935	1,620	\$117.84	1.5 STORY	\$84,463
\$130,602	\$194,398	\$205,444	0.946	2,038	\$95.39	2 STORY	\$124,511
\$330,104	\$244,896	\$249,963	0.980	3,704	\$66.12	SINGLE STORY	\$328,818
\$201,910	\$223,090	\$207,906	1.073	1,936	\$115.23		\$199,820
\$164,943	\$155,057	\$144,075	1.076	1,956	\$79.27	1 1/4	\$155,152
\$173,385	\$111,615	\$101,131	1.104	1,743	\$64.04	2 STY	\$171,715
\$276,513	\$48,487	\$41,469	1.169	1,262	\$38.42	1.50 STY	\$274,595
\$107,925	\$197,075	\$165,942	1.188	1,632	\$120.76	2 STORY	\$107,925
	\$1,700,850	\$1,707,237			\$90.21		

2022 Middlebury Twp Agriculture ECF Analysis



2022 Middlebury Township Commercial & Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solc.sd/Adj. Sal
050-660-015-006-00	908 W MAIN	08/08/19	\$75,000	OTH	03-ARM'S LENGTH	\$75,000	\$32,800 43.73
007-14-400-004	KERBY	03/22/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$14,200 43.03
050-470-013-012-00	315 N BALL ST	09/10/20	\$125,000	OTH	03-ARM'S LENGTH	\$125,000	\$68,500 54.80
024-49-003-007	124 S MAIN	06/01/20	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$45,700 69.24
050-470-021-004-00	108 E EXCHANGE S	08/10/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$33,750 46.55
014-33-100-002-01	14392 S M-52	04/05/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$120,500 66.94
020-32-004-003-00	207 N SAGINAW ST	05/01/19	\$82,000	MLC	03-ARM'S LENGTH	\$82,000	\$50,730 61.87
050-602-014-006-00	1029 S CHESTNUT	05/30/19	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$31,000 24.80
007-29-100-006	1075 AIKEN RD	12/20/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,300 40.20
050-470-016-005-00	210 N WASHINGTON	09/09/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$162,500 77.38
007-17-400-006-04	1865 E MAIN	06/03/20	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$222,700 50.27
050-080-000-002-00	209 W MAIN ST	04/01/20	\$150,000	OTH	03-ARM'S LENGTH	\$150,000	\$64,500 43.00
050-660-014-004-00	800 W MAIN ST	04/25/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,400 32.18
024-60-006-000	2811 W LANSING	10/21/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,600 49.42
026-28-004-004-02	304 E MC NEIL	02/28/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,400 56.00
050-011-019-004-00	518 GLENWOOD A	03/29/21	\$165,000	PTA	33-TO BE DETERMINED	\$165,000	\$62,200 37.70
024-60-005-000	M-78	03/11/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$118,500 61.56
050-470-022-013-00	109 N WASHINGTON	02/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$170,700 37.93
050-537-000-042-00	1302 W MAIN ST	10/29/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,900 32.07
050-470-014-009-00	202 W EXCHANGE	08/19/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,400 48.40
022-42-003-003-00	120 W GRAND RIV	03/03/20	\$89,000	MLC	03-ARM'S LENGTH	\$89,000	\$53,050 59.61
006-12-400-014	M-52	02/27/20	\$1,750,000	WD	19-MULTI PARCEL ARM'S L	\$1,750,000	\$539,500 30.83
026-70-079-000	2600 E M-21	09/18/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,600 47.61
050-470-000-008-00	206 S WATER ST	11/19/20	\$349,000	LC	03-ARM'S LENGTH	\$349,000	\$193,600 55.47
004-12-400-002	7103 SHERIDAN	08/29/19	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$94,400 42.91
004-74-051-000	10054 GENESEE	07/31/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$128,000 64.00
016-60-003-008	110 N SAGINAW	04/16/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$30,300 41.51
022-40-009-001-00	113 N WOODHULL	01/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$83,150 55.43
012-16-200-016	5224 DURAND	03/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,200 43.23
024-49-003-006	150 S MAIN	12/23/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$132,100 67.74

Cur. Appraisal	Land + Yarc Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	by Mean Land Valuer	Property Class	
\$118,237	\$61,680	\$13,320	\$76,222	0.175	3,456	\$3.85	201G	8.6893	\$61,680	201
\$48,336	\$26,369	\$6,631	\$29,605	0.224	1,134	\$5.85	201G	22.3982	\$26,369	201
\$188,779	\$92,208	\$32,792	\$130,150	0.252	2,218	\$14.78	201G	33.2217	\$92,208	201
\$104,554	\$45,000	\$21,000	\$80,261	0.262	2,100	\$10.00	201G	51.1102	\$45,000	201
\$135,712	\$37,536	\$34,964	\$132,313	0.264	1,694	\$20.64	201G	31.5045	\$37,536	201
\$314,702	\$100,346	\$79,654	\$288,889	0.276	3,576	\$22.27	201G	110.6347	\$43,560	201
\$162,182	\$33,823	\$48,177	\$172,991	0.278	6,779	\$7.11	201G	92.7638	\$33,088	201
\$138,645	\$115,093	\$9,907	\$31,741	0.312	1,800	\$5.50	201G	20.1211	\$112,408	201
\$179,604	\$127,785	\$22,215	\$69,837	0.318	5,648	\$3.93	201G	31.8098	\$123,405	201
\$311,178	\$116,751	\$93,249	\$262,031	0.356	9,993	\$9.33	201G	28.2979	\$116,751	201
\$590,604	\$279,366	\$163,634	\$419,458	0.390	7,501	\$21.81	201G	39.0108	\$176,026	201
\$204,002	\$80,160	\$69,840	\$166,903	0.418	2,420	\$28.86	201G	29.3740	\$80,160	201
\$147,048	\$61,680	\$48,320	\$115,051	0.420	2,446	\$19.75	201G	14.6113	\$61,680	201
\$432,112	\$106,380	\$218,620	\$438,992	0.498	14,880	\$14.69	201G	48.5148	\$75,113	201
\$109,982	\$45,594	\$44,406	\$86,776	0.512	796	\$55.79	201G	45.2484	\$45,594	201
\$186,770	\$116,130	\$48,870	\$95,202	0.513	3,984	\$12.27	201G	33.2310	\$116,130	201
\$219,324	\$120,669	\$71,831	\$132,958	0.540	4,874	\$14.74	201G	56.2770	\$107,733	201
\$575,053	\$111,522	\$338,478	\$624,705	0.542	14,070	\$24.06	201G	14.4563	\$111,522	201
\$146,766	\$118,225	\$21,775	\$38,465	0.566	1,170	\$18.61	201G	7.2749	\$118,225	201
\$118,002	\$35,904	\$64,096	\$110,644	0.579	2,706	\$23.69	201G	19.3449	\$35,904	201
\$103,375	\$35,793	\$53,207	\$91,081	0.584	2,176	\$24.45	201G	#REF!	\$32,834	201
\$1,935,808	\$821,138	\$928,862	\$1,581,092	0.587	88,865	\$10.45	201G	58.7481	\$416,688	202
\$327,082	\$226,796	\$83,204	\$135,156	0.616	1,200	\$69.34	201G	44.4718	\$225,255	201
\$396,004	\$120,000	\$229,000	\$371,973	0.616	11,200	\$20.45	201G	34.2515	\$120,000	201
\$249,467	\$62,403	\$157,597	\$252,108	0.625	3,776	\$41.74	201G	62.5117	\$60,403	201
\$230,634	\$33,294	\$166,706	\$265,957	0.627	6,688	\$24.93	201G	62.6816	\$25,767	201
\$78,547	\$39,030	\$33,970	\$53,257	0.638	3,200	\$10.62	201G	63.7845	\$32,742	201
\$169,054	\$31,992	\$118,008	\$184,720	0.639	8,404	\$14.04	201G	63.8849	\$31,992	201
\$144,239	\$39,995	\$90,005	\$140,491	0.641	2,929	\$30.73	201G	64.0648	\$32,910	201
\$216,868	\$52,535	\$142,465	\$221,473	0.643	4,000	\$35.62	201G	64.3261	\$41,619	201

050-470-022-016-00	108 W MAIN ST	06/24/20	\$50,000	OTH	03-ARM'S LENGTH	\$50,000	\$17,400	34.80
004-70-000-008	9405 BUTTERNUT	08/19/19	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$70,100	44.65
024-49-003-005	130 S MAIN	01/23/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800	50.24
004-60-005-008-03	9449 GENESEE	08/20/20	\$160,000	WD	03-ARM'S LENGTH	\$147,815	\$87,300	59.06
022-42-001-005-00	108 CRUM	01/29/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,400	35.67
050-470-021-011-00	110 N WASHINGTON	11/11/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,000	40.77
026-50-050-001	601 S NORTON	01/23/20	\$4,470,000	WD	33-TO BE DETERMINED	\$4,463,200	\$1,363,100	30.54
024-40-003-014	102 MAIN	01/22/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$42,700	24.40
022-42-001-004-00	106 CRUM	01/29/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$19,300	32.17
006-35-300-001	2707 DELANEY	02/23/21	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$224,900	44.18
050-010-035-001-00	OAKWOOD AV	03/08/21	\$199,100	PTA	19-MULTI PARCEL ARM'S L	\$199,100	\$58,200	29.23
013-54-013-000	12900 SHAFTSBUR	11/06/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$183,900	41.80
006-15-400-006	119 N DELANEY	12/07/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$325,000	65.00
050-660-011-006-00	812 BRADLEY ST	01/17/20	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$216,000	60.00
050-120-006-008-00	344 W MAIN ST	10/14/20	\$735,000	WD	03-ARM'S LENGTH	\$710,000	\$205,200	28.90
020-32-001-002-00	201 E MAIN ST	03/30/20	\$265,000	WD	03-ARM'S LENGTH	\$264,000	\$76,650	29.03
008-38-061-000	11941 M21	08/27/19	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$353,100	65.39
008-70-029-000	1246 S M-13	10/08/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,200	48.71
024-49-002-002	129 N MAIN	02/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,500	46.80
012-46-093-001	1003 SAGINAW	11/27/19	\$975,000	WD	19-MULTI PARCEL ARM'S L	\$975,000	\$398,900	40.91
026-10-025-007	110 N SHIAWASSEE	12/17/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$236,600	31.55
050-480-000-007-00	1655 INDUSTRIAL I	12/30/19	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$233,400	31.12
026-10-024-009-01	103 SHIAWASSEE	12/17/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$140,300	31.18
020-78-003-001-00	201 E VINEWOOD	10/09/19	\$600,000	MLC	19-MULTI PARCEL ARM'S L	\$600,000	\$218,820	36.47
006-23-300-007	615 DELANEY	12/28/20	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$367,300	30.61
011-72-003-001	4530 LANSING	12/18/19	\$1,025,000	WD	19-MULTI PARCEL ARM'S L	\$1,025,000	\$225,300	21.98
022-60-087-003-00	7480 WOODBURY	12/09/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,450	32.15
024-48-044-000-02	684 N MAIN	09/04/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,000	32.00
006-34-400-009	DELANEY	08/27/20	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$83,600	30.40
016-66-009-000-02	407 N SAGINAW	06/21/19	\$1,280,000	WD	03-ARM'S LENGTH	\$1,280,000	\$288,900	22.57
014-45-003-000	10808 BENNETT	11/13/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$72,800	28.00

Totals: \$24,065,100

\$24,020,115

\$9,005,300

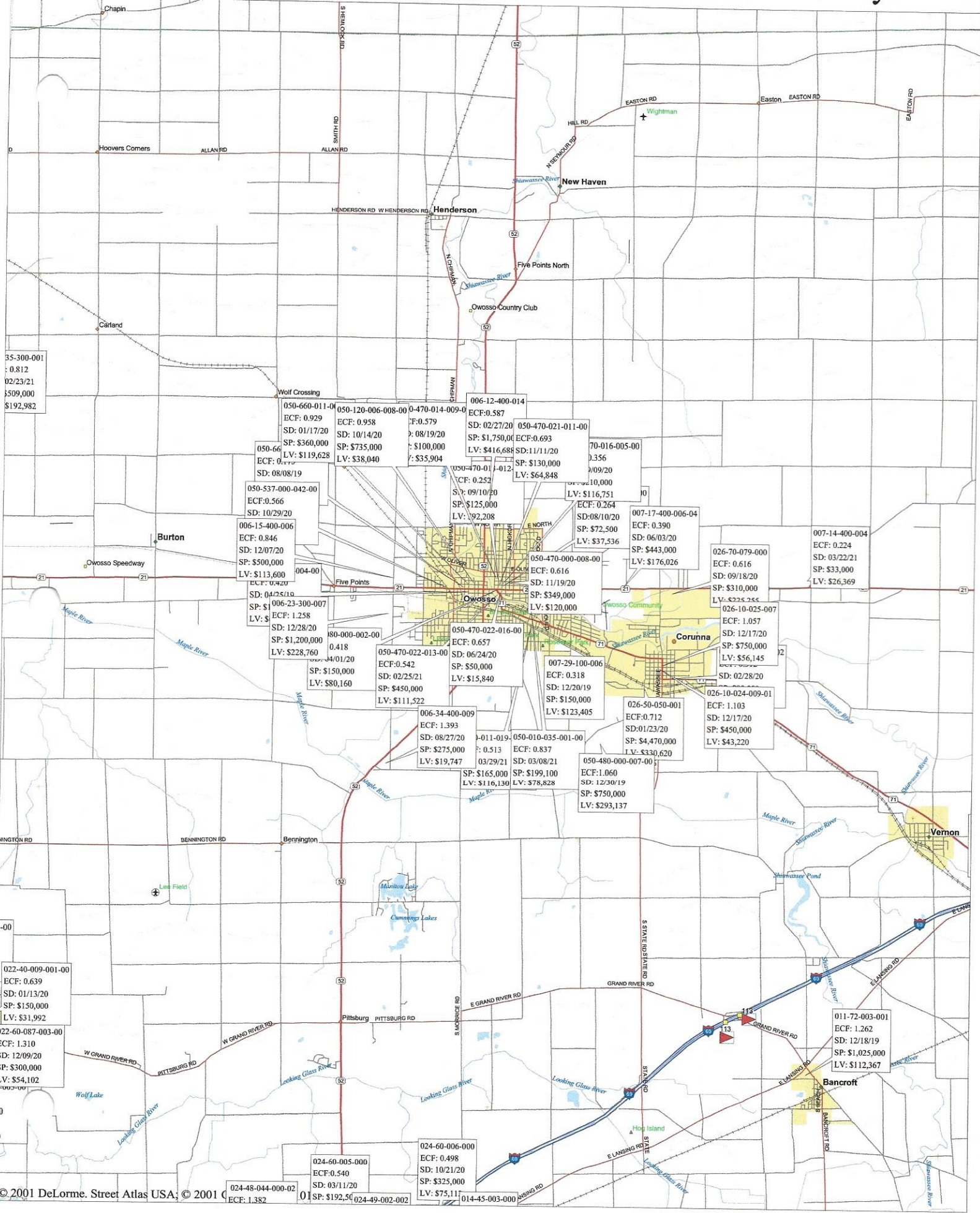
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Std. Dev. => 13.58

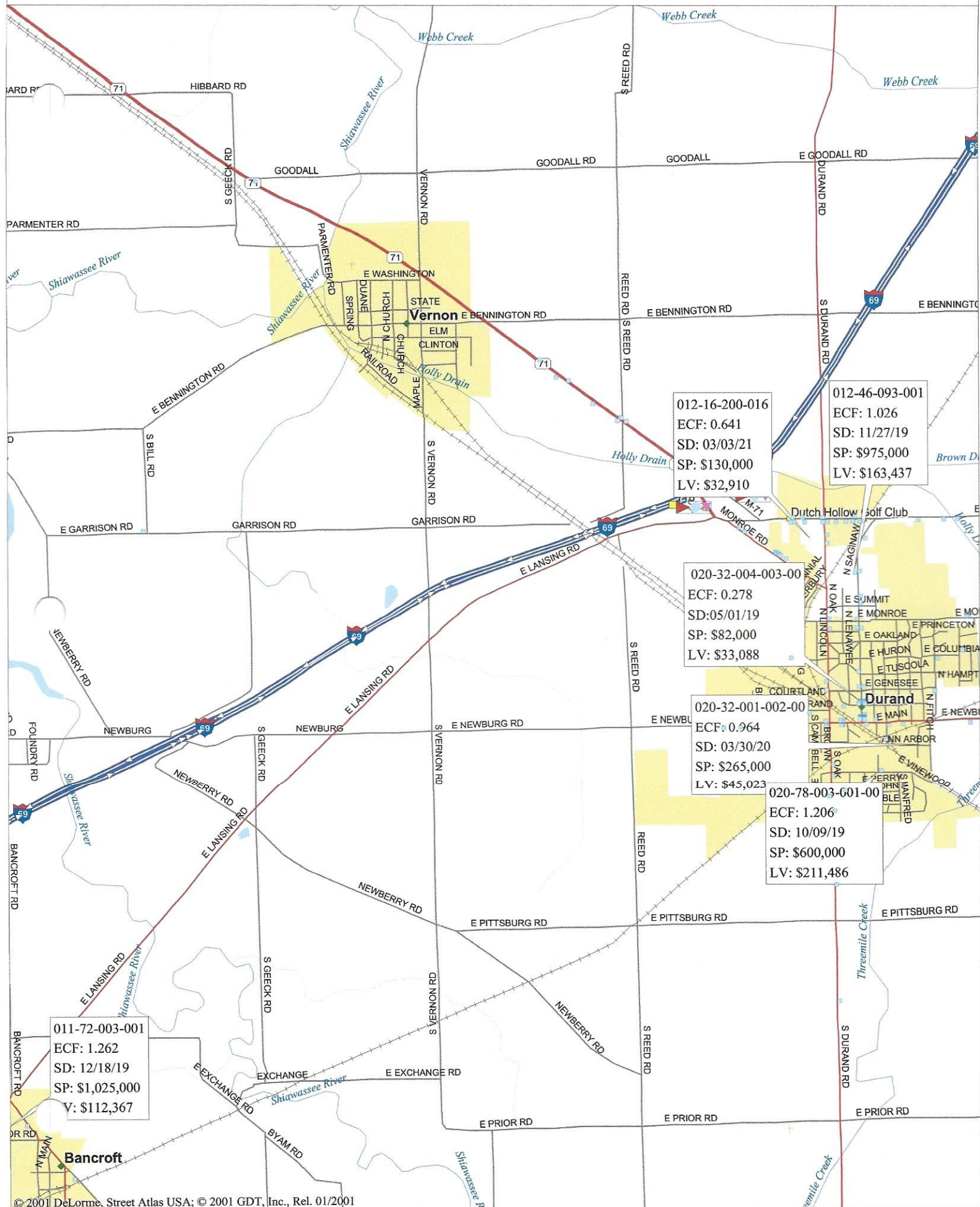
\$54,435	\$15,840	\$34,160	\$52,015	0.657	1,276	\$26.77	201G	27.2552	\$15,840	201
\$166,890	\$34,944	\$122,056	\$177,825	0.686	2,936	\$41.57	201G	68.6383	\$32,685	201
\$127,547	\$29,309	\$95,691	\$139,345	0.687	5,600	\$17.09	201G	68.6722	\$29,309	201
\$155,466	\$52,697	\$95,118	\$138,503	0.687	2,464	\$38.60	201G	68.6759	\$45,742	201
\$63,234	\$18,970	\$41,030	\$59,655	0.688	3,299	\$12.44	201G	68.7788	\$18,970	201
\$134,634	\$64,848	\$65,152	\$94,051	0.693	7,200	\$9.05	201G	36.3862	\$64,848	201
\$4,635,763	\$340,920	\$4,122,280	\$5,788,198	0.712	89,017	\$46.31	201G	#REF!	\$330,620	201
\$175,860	\$31,658	\$143,342	\$194,342	0.738	4,202	\$34.11	201G	73.7575	\$31,371	201
\$58,065	\$11,369	\$48,631	\$62,933	0.773	2,184	\$22.27	201G	77.2747	\$11,369	201
\$505,200	\$464,831	\$44,169	\$54,406	0.812	5,353	\$8.25	201G	81.1846	\$192,982	201
\$172,453	\$85,675	\$113,425	\$135,591	0.837	10,552	\$10.75	301G	4.1694	\$78,828	301
\$400,505	\$95,097	\$344,903	\$411,601	0.838	10,440	\$33.04	201G	83.7955	\$93,526	201
\$453,477	\$120,396	\$379,604	\$448,896	0.846	18,560	\$20.45	201G	84.5639	\$97,749	708
\$312,977	\$126,681	\$233,319	\$251,073	0.929	4,075	\$57.26	201G	12.7302	\$113,600	201
\$576,817	\$119,628	\$590,372	\$616,158	0.958	18,564	\$31.80	201G	16.3320	\$119,628	201
\$211,925	\$38,040	\$225,960	\$234,346	0.964	4,727	\$47.80	201G	96.4214	\$38,040	201
\$452,210	\$159,291	\$380,709	\$394,770	0.964	6,477	\$58.78	201G	96.4383	\$45,023	201
\$133,795	\$114,682	\$25,318	\$25,759	0.983	1,488	\$17.01	201G	98.2889	\$0	201
\$94,539	\$814	\$124,186	\$126,314	0.983	3,072	\$40.43	201G	98.3153	\$0	201
\$726,122	\$179,154	\$795,846	\$775,841	1.026	52,668	\$15.11	201G	102.5785	\$163,437	201
\$557,353	\$102,972	\$647,028	\$612,373	1.057	3,780	\$171.17	201G	105.6591	\$56,145	201
\$579,033	\$318,717	\$431,283	\$406,744	1.060	25,144	\$17.15	301G	40.5158	\$293,137	301
\$342,701	\$122,172	\$327,828	\$297,209	1.103	3,680	\$89.08	201G	110.3022	\$43,220	201
\$412,101	\$213,345	\$386,655	\$320,574	1.206	44,406	\$8.71	301G	120.6133	\$211,486	301
\$751,711	\$287,161	\$912,839	\$725,859	1.258	39,760	\$22.96	301G	125.7598	\$228,760	301
\$633,666	\$138,501	\$886,499	\$702,362	1.262	4,840	\$183.16	201G	126.2169	\$112,367	201
\$194,468	\$56,527	\$243,473	\$185,904	1.310	2,462	\$98.89	201G	130.9668	\$54,102	201
\$186,318	\$112,495	\$137,505	\$99,492	1.382	3,998	\$34.39	201G	138.2072	\$82,349	201
\$155,741	\$19,747	\$255,253	\$183,280	1.393	10,000	\$25.53	201G	139.2692	\$19,747	201
\$725,089	\$124,112	\$1,155,888	\$809,942	1.427	9,100	\$127.02	201G	142.7124	\$58,370	201
\$153,975	\$71,774	\$188,226	\$128,439	1.465	5,000	\$37.65	301G	146.5489	\$67,026	301
\$22,586,740		\$17,052,551	\$21,454,302			\$33.19		6.8704		

USED: **E.C.F. =>** **0.795** **Std. Deviat 0.333406**
Ave. E.C.F. => **0.726** **Ave. Variat** **#REF! Coefficient of Var=>**

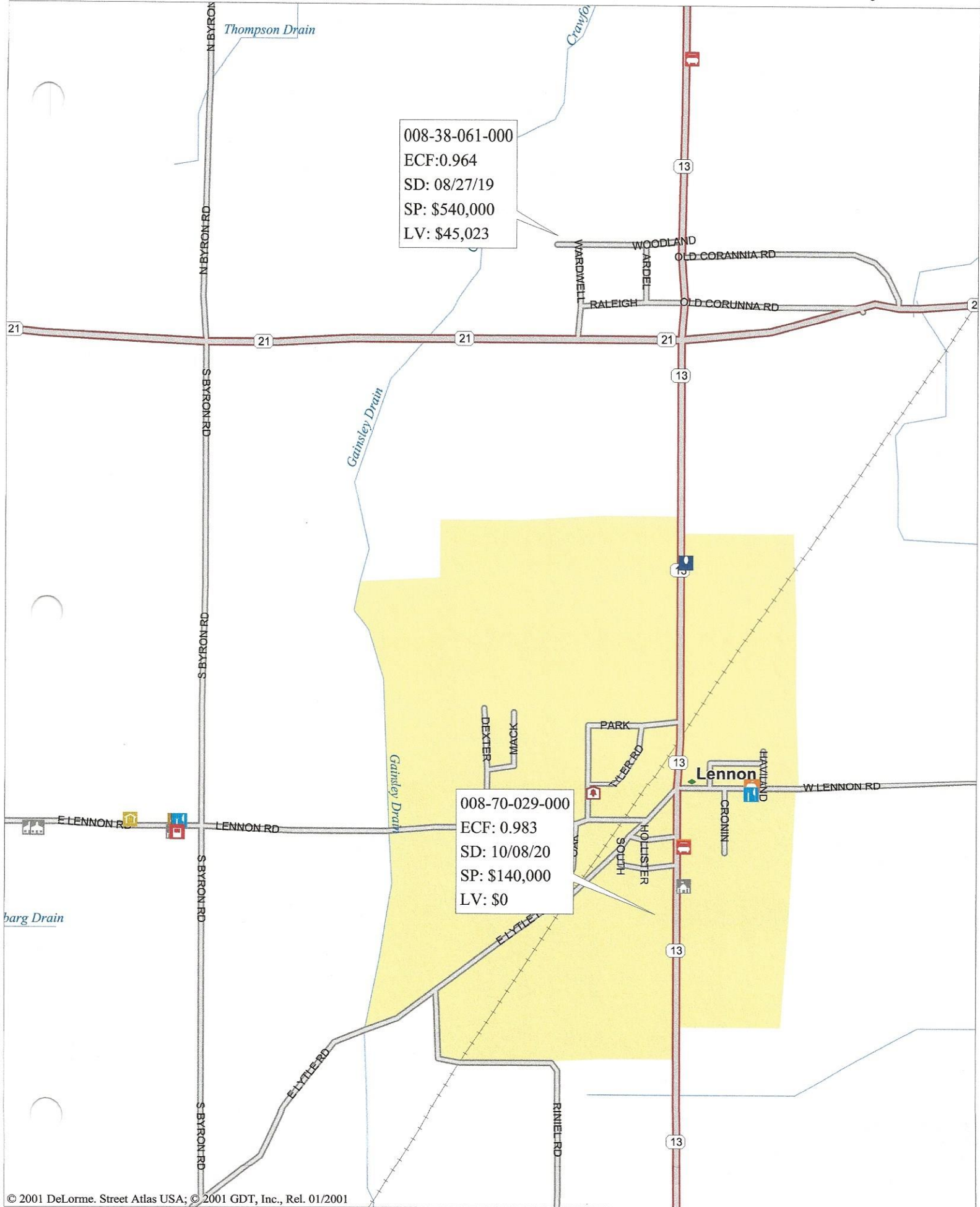
2022 Middlebury Twp Commercial & Industrial ECF Analysis



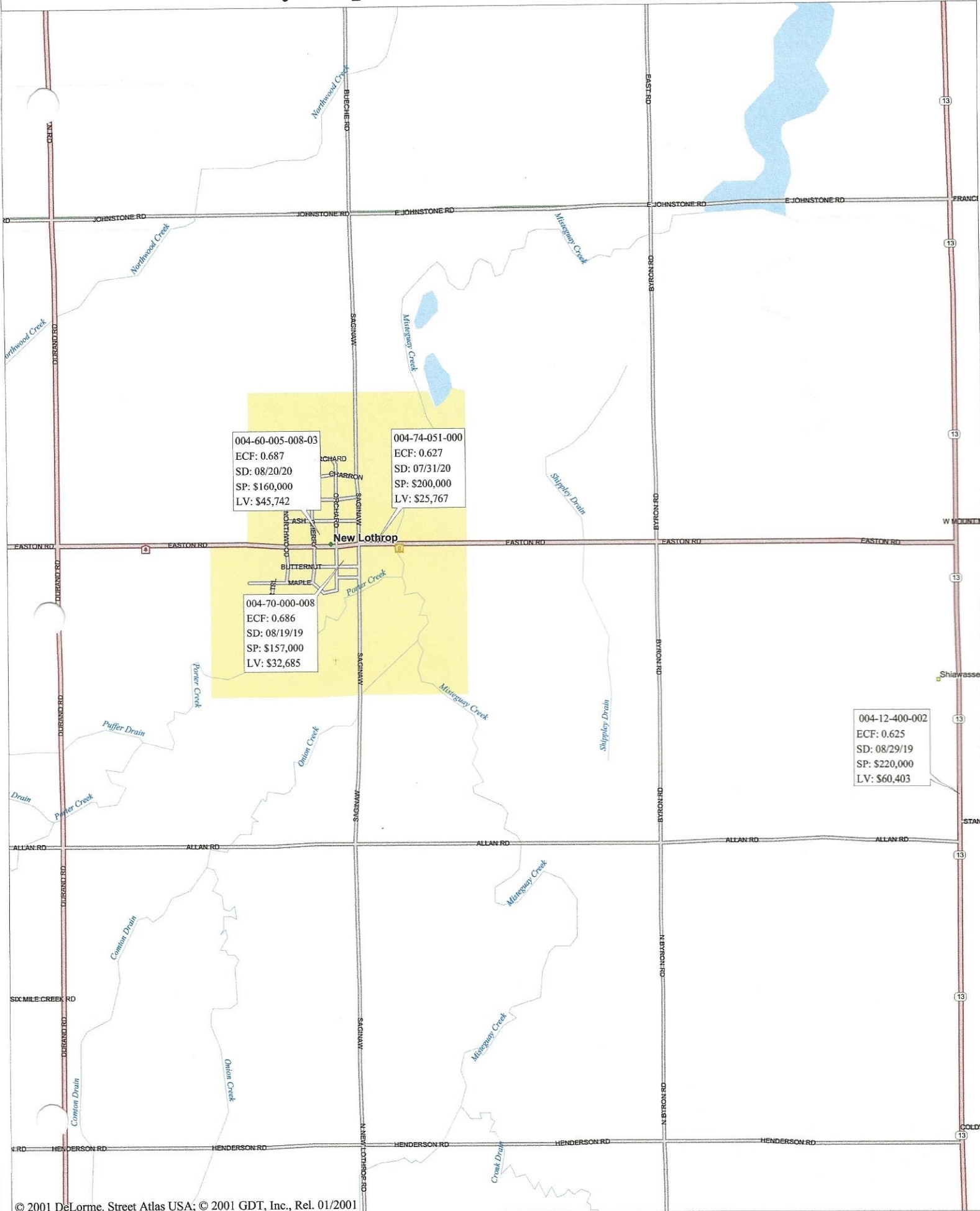
2022 Middlebury Twp Commercial & Industrial ECF Analysis



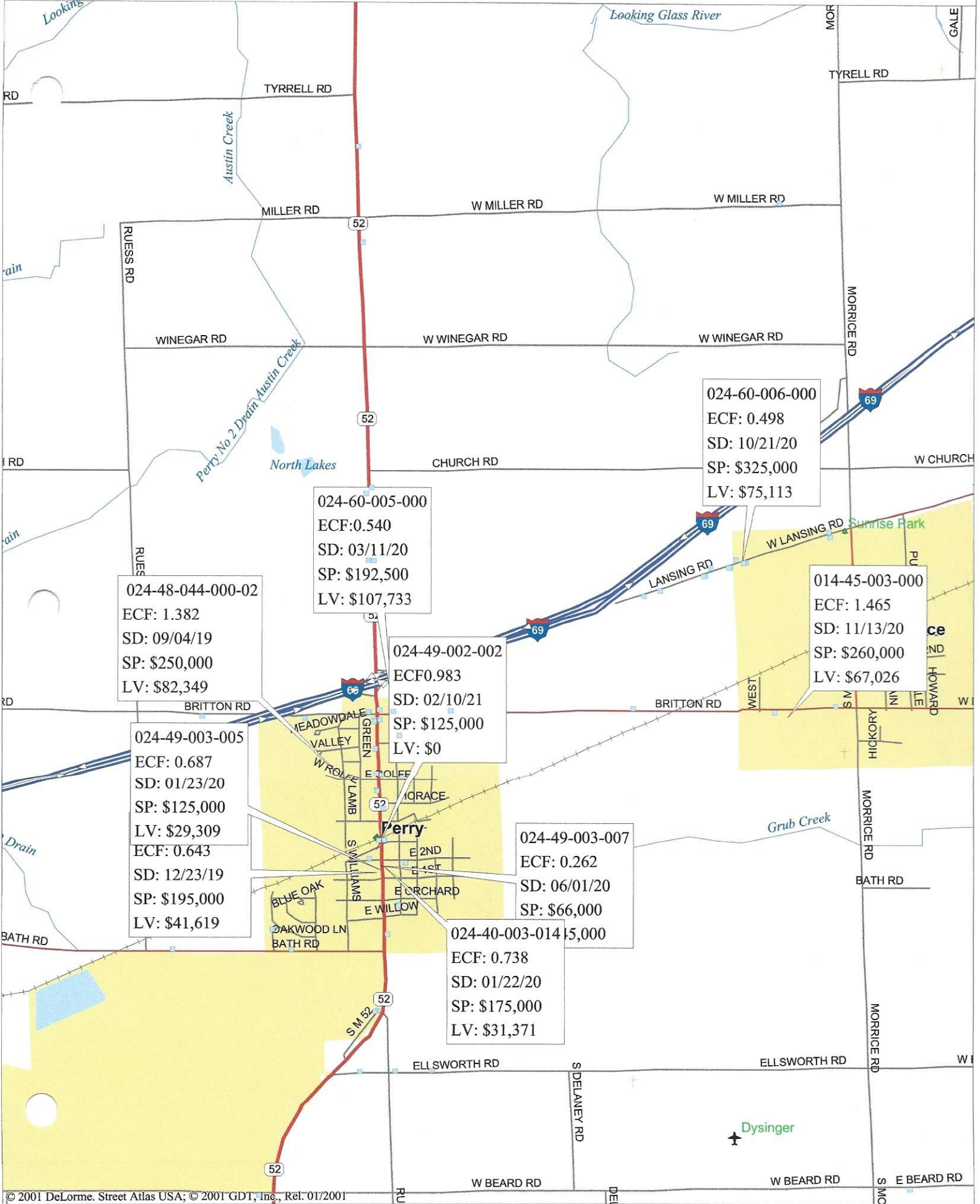
2022 Middlebury Twp Commercial & Industrial ECF Analysis



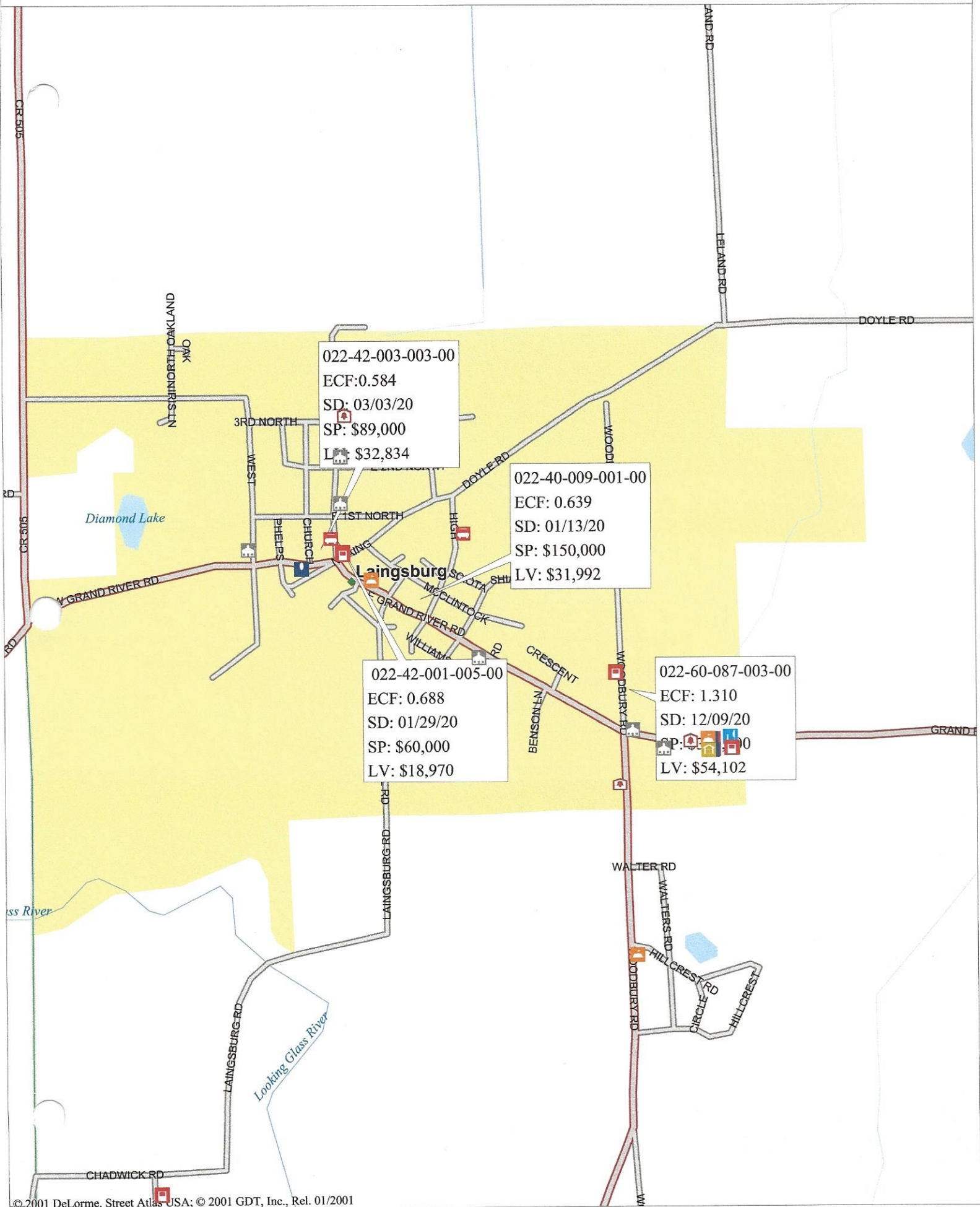
2022 Middlebury Twp Commercial & Industrial ECF Analysis



2022 Middlebury Twp Commercial & Industrial ECF Analysis



2022 Middlebury Twp Commercial & Industrial ECF Analysis



01/15/2022
11:48 AM

Neighborhoods Used: 48 - SNYDER'S MANOR

177 SNYDER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-48-000-023 06/20/2012 48 401 40,000 8,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 64 32,000 36,005 0.889



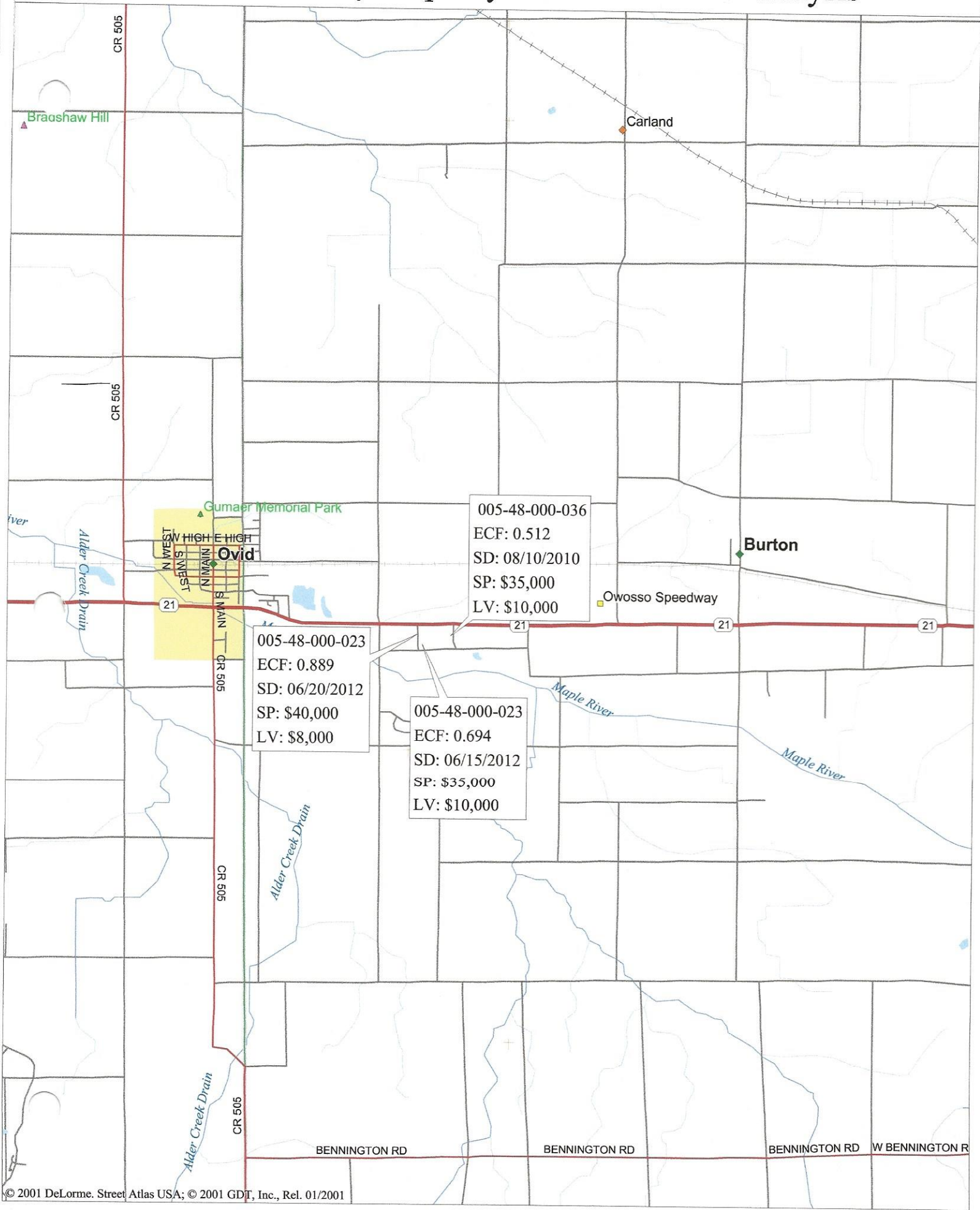
177 SNYDER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-48-000-023 06/15/2012 48 401 35,000 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 64 25,000 36,005 0.694



154 SNYDER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
005-48-000-036 08/10/2010 48 401 35,000 10,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 64 25,000 48,860 0.512



2022 Middlebury Twp Snyder's Manor ECF Analysis



Neighborhoods Used: 48 - SNYDER'S MANOR

8698 SIMPSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
005-48-000-030	06/18/2020 48	401	77,100	6,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	71,100	80,141
				0.887



175 GLENWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
005-48-000-004	12/15/2016 48	401	20,000	8,000
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12000	10181	1.179	



8585 M-21

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
005-48-000-016	01/15/2015 48	401	25,000	8,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	17,000	97,060
				0.175



130 GLENWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
005-48-000-011	07/17/2013 48	401	26,000	8,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	70	18,000	50,949
				0.353



177 SNYDER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
005-48-000-023	06/20/2012 48	401	40,000	8,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	64	32,000	36,005
				0.889



177 SNYDER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
005-48-000-023	06/15/2012 48	401	35,000	10,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	64	25,000	36,005
				0.694

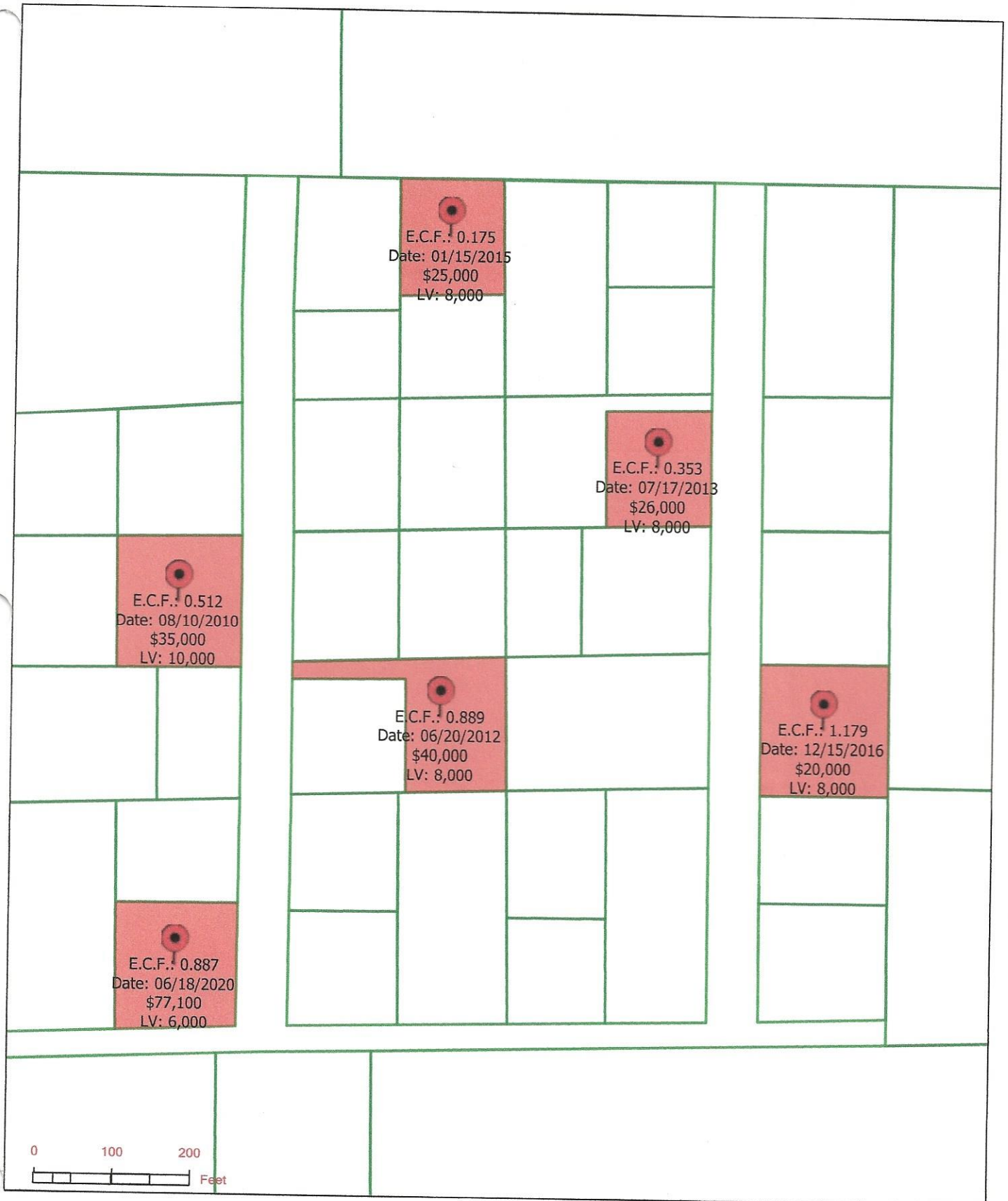


154 SNYDER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
005-48-000-036	08/10/2010 48	401	35,000	10,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	64	25,000	48,860
				0.512



SNYDER'S MANOR ECF ANALYSIS



Neighborhoods Used: 52 - MUNGERVILLE

593 N BALDWIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-52-000-010	12/04/2019 52	401	45,000	8,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	36,655	100,170	0.366
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	345	944	0.366		

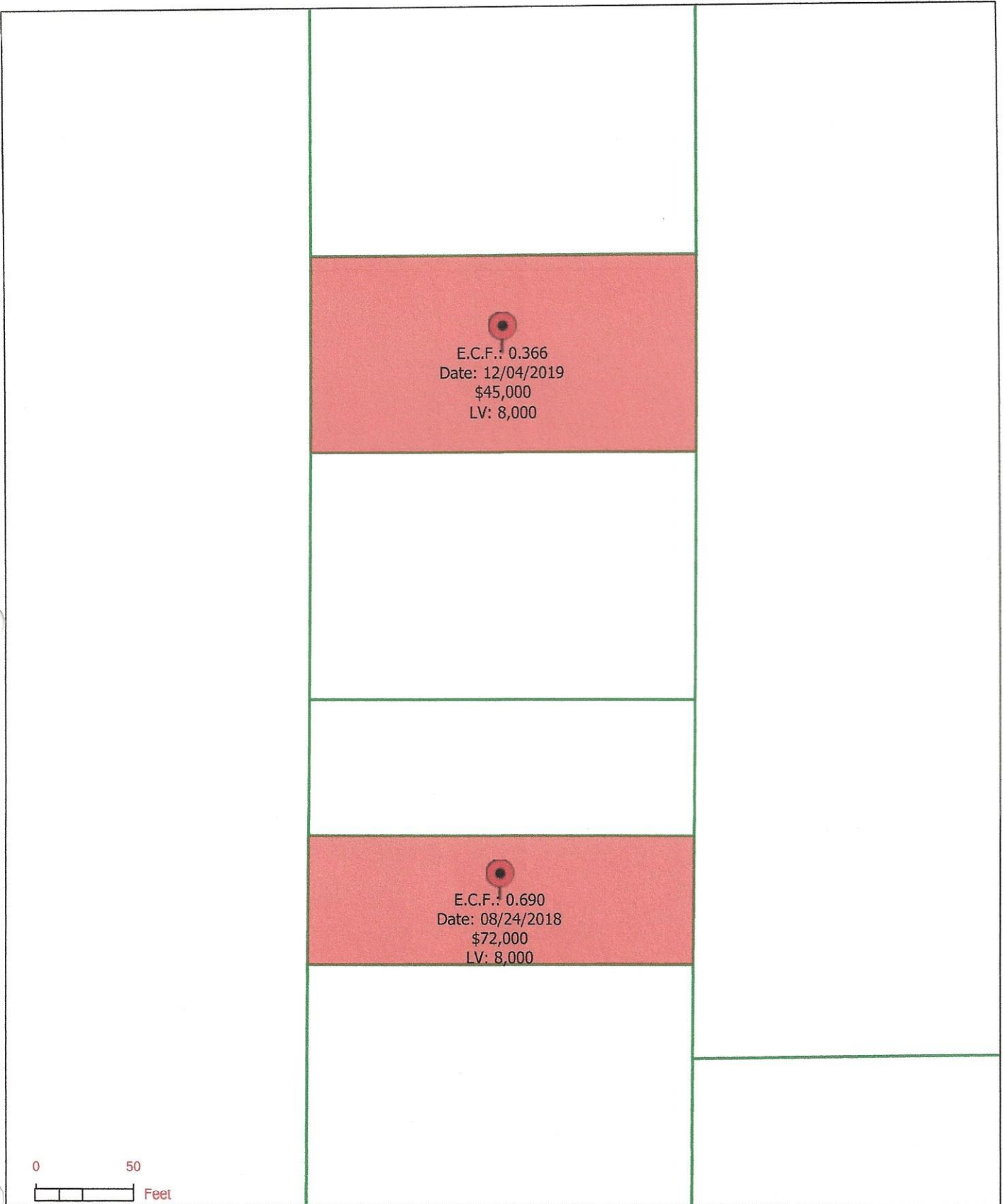


557 N BALDWIN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
005-52-000-007	08/24/2018 52	401	72,000	8,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65	64,000	92,756	0.690



MUNGERVILLE ECF ANALYSIS



Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 01.RESIDENTIAL, Last Edited: 01/06/2022

Rates for Rate Table 'RES. TABLE ', (Acres)
SITE UP TO 1 AC: 18,000
ADDITIONAL ACRS: 2,500
TILLABLE : 4,450
WOODS : 2,500
ROW : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 02.AGRICULTURAL , Last Edited: 01/06/2022

Rates for Rate Table 'AGRIC TABLE', (Acres)
SITE : 18,000
TILLABLE : 4,450
PASTURE : 2,500
WOODS : 2,500
ROAD R/W : 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 03.INDUSTRIAL, Last Edited: 01/06/2022

Rates for Rate Table 'INDUST. TABLE ', (Acres)
GRAVEL : 4,400
ROAD R/W : 0
: 0
: 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 04.COMMERCIAL, Last Edited: 01/06/2022

Rates for Rate Table 'RATE TABLE 4', (Acres)
SITE UP TO 1 AC: 32,000
ADDITIONAL ACRG: 4,300

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 42.GOLDEN STALLION ESTATES , Last Edited: 01/06/2022

Rates for Rate Table 'TABLE 42 GOLDEN STAL', (Units)
SITE : 10,000

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 48.SNYDER'S MANOR, Last Edited: 01/06/2022

Rates for Rate Table 'TABLE 48 SNYDERS MAN', (Units)
SITE : 9,800

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 52.MUNGERVILLE, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'MUNGERVILLE ' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 75.RURAL SUBDIVISION, Last Edited: 01/06/2022

Frontages:
Frontage 'A': Description: 'RURAL SUBDIVISI' FF Rate: 91
Standard Frontage: 0 Standard Depth : 0

Unit: 005 - MIDDLEBURY TOWNSHIP
Rates/Values for Neighborhood 99.MIDDLEBURY PERSONAL, Last Edited: 01/06/2022

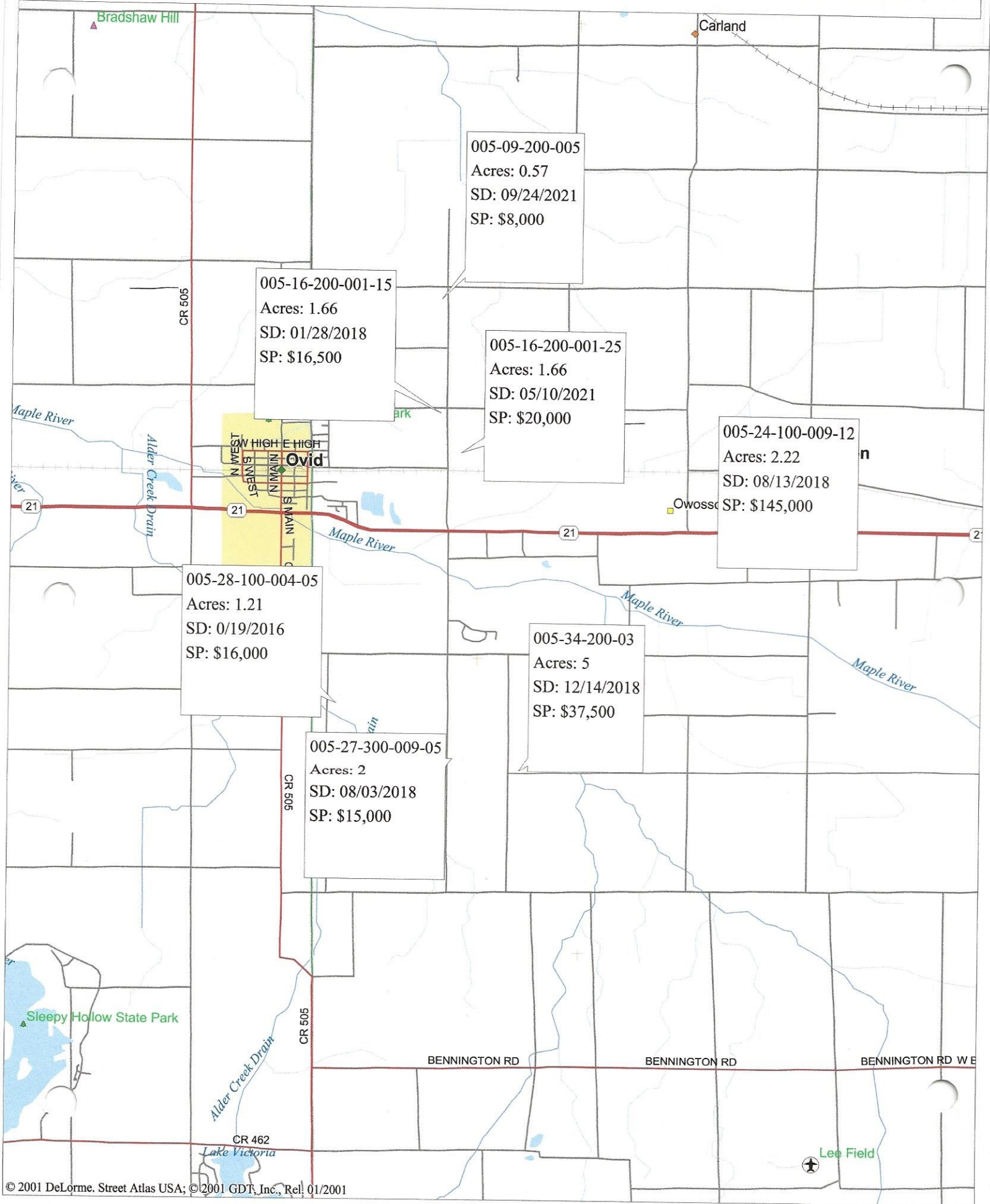
2022 Middlebury Township Residential Land Sales Analysis Residential Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Liber/Page
005-09-200-005	WARREN RD	9/24/2021	\$8,000	WD	ARMS LENGTH	0.57	1287/0865
005-16-200-001-25	9212 MC BRIDE RD	5/10/2021	\$20,000	WD	ARMS LENGTH	1.66	1282/0827
005-34-200-003	8407 DEWEY RD	12/14/2018	\$37,500	WD	ARMS LENGTH	5	1252/720
005-24-100-009-12	FENNER RD	8/13/2018	\$145,000	WD	ARMS LENGTH	2.22	1249/165
005-27-300-009-05	WARREN RD	8/3/2018	\$15,000	WD	ARMS LENGTH	2	1248/691
005-16-200-001-15	9050 MASON RD	1/28/2018	\$16,500	WD	ARMS LENGTH	1.66	1242/485
005-28-100-004-05	Balcomb Rd	5/19/2016	\$16,000	WD	ARMS LENGTH	1.21	1223/59
Totals:						\$258,000	14.32

Price Per Lot: **\$18,016.76**

Used: \$18,000

2022 Middlebury Twp Residential Lot Land Sales



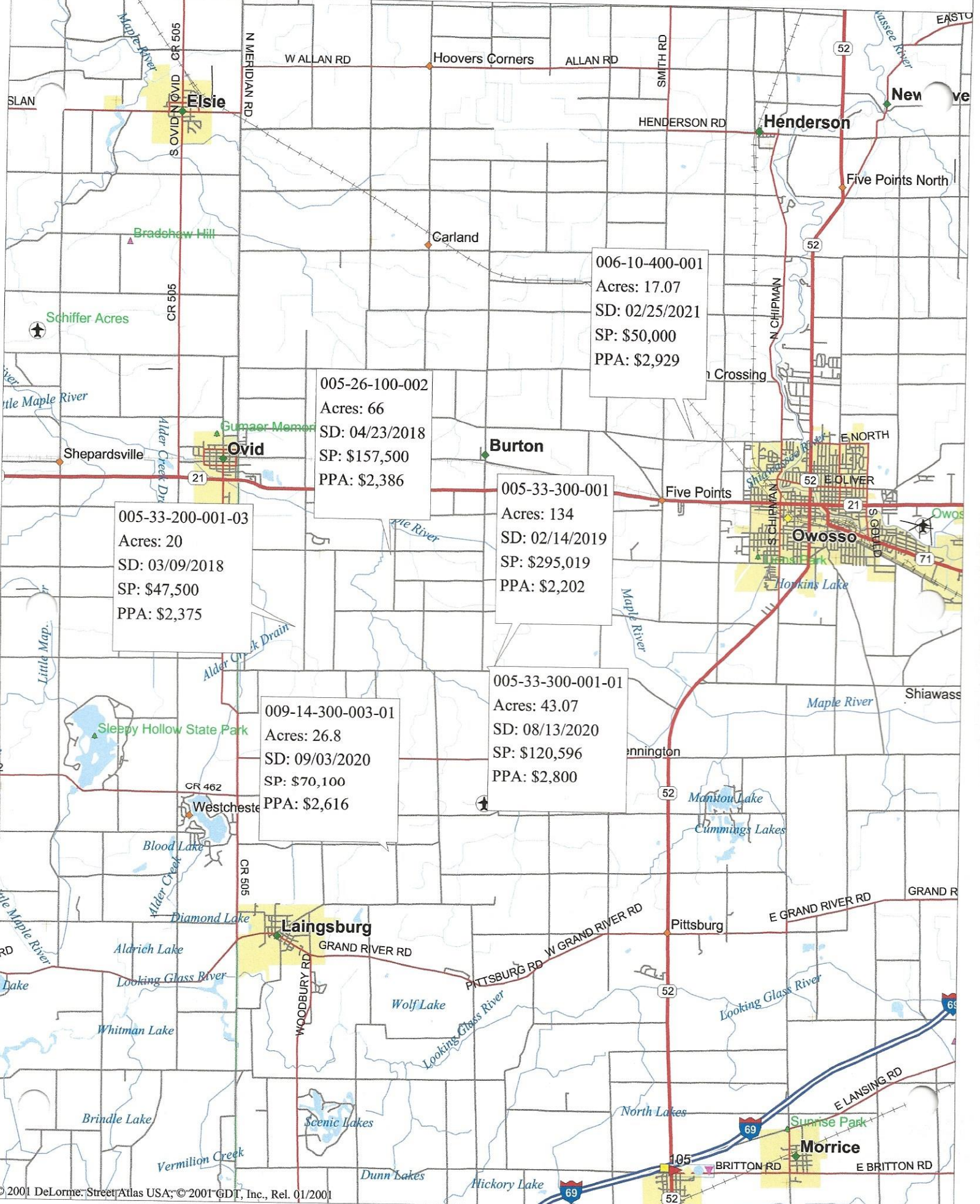
2022 Middlebury Township Additional/Pasture/Woods Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
006-10-400-001	MASON RD	2/25/2021	\$50,000.00	WD	03-ARM'S LENGTH	17.07	\$2,929	1279/641
009-14-300-003-01	PARKER RD	9/3/2020	\$70,100.00	WD	03-ARM'S LENGTH	26.8	\$2,616	1272/805
005-33-300-001-01	BALCOM RD	8/13/2020	\$120,596.00	WD	03-ARM'S LENGTH	43.07	\$2,800	1272/0782
005-33-300-001	HIBBARD RD	2/14/2019	\$295,019.00	WD	03-ARM'S LENGTH	134	\$2,202	1254/122
005-26-100-002	KROUSE RD	4/23/2018	\$157,500.00	WD	03-ARM'S LENGTH	66	\$2,386	1245/584
005-33-200-001-03	2044 WARREN RD	3/9/2018	\$47,500.00	WD	03-ARM'S LENGTH	20	\$2,375	1243/697
Totals:						306.94	\$2,551	

**Average Per Acre:
Used:**

**\$2,413
\$2,500**

2022 Middlebury Twp Additional Pasture & Woods Land Sales



005-33-200-001-03
 Acres: 20
 SD: 03/09/2018
 SP: \$47,500
 PPA: \$2,375

005-26-100-002
 Acres: 66
 SD: 04/23/2018
 SP: \$157,500
 PPA: \$2,386

006-10-400-001
 Acres: 17.07
 SD: 02/25/2021
 SP: \$50,000
 PPA: \$2,929

005-33-300-001
 Acres: 134
 SD: 02/14/2019
 SP: \$295,019
 PPA: \$2,202

005-33-300-001-01
 Acres: 43.07
 SD: 08/13/2020
 SP: \$120,596
 PPA: \$2,800

009-14-300-003-01
 Acres: 26.8
 SD: 09/03/2020
 SP: \$70,100
 PPA: \$2,616

2022 Middlebury Township Tillable Land Sales Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Liber/Page
005-26-200-003	KROUSE RD	12/21/2016	\$360,000	WD	ARMS LENGTH	79	\$4,557	1229/950
005-26-400-001-02	DEWEY RD	1/12/2017	\$313,605	WD	ARMS LENGTH	69	\$4,545	1230/132
005-36-200-001	DEWEY RD	11/23/2016	\$283,205	WD	ARMS LENGTH	65	\$4,357	1228/658
005-36-400-001	HIBBARD RD	11/23/2016	\$204,779	WD	ARMS LENGTH	47	\$4,357	1228/658
005-36-400-002	HIBBARD RD	11/23/2016	\$511,948	WD	ARMS LENGTH	117.5	\$4,357	1228/658
Totals:						377.5	\$22,173	

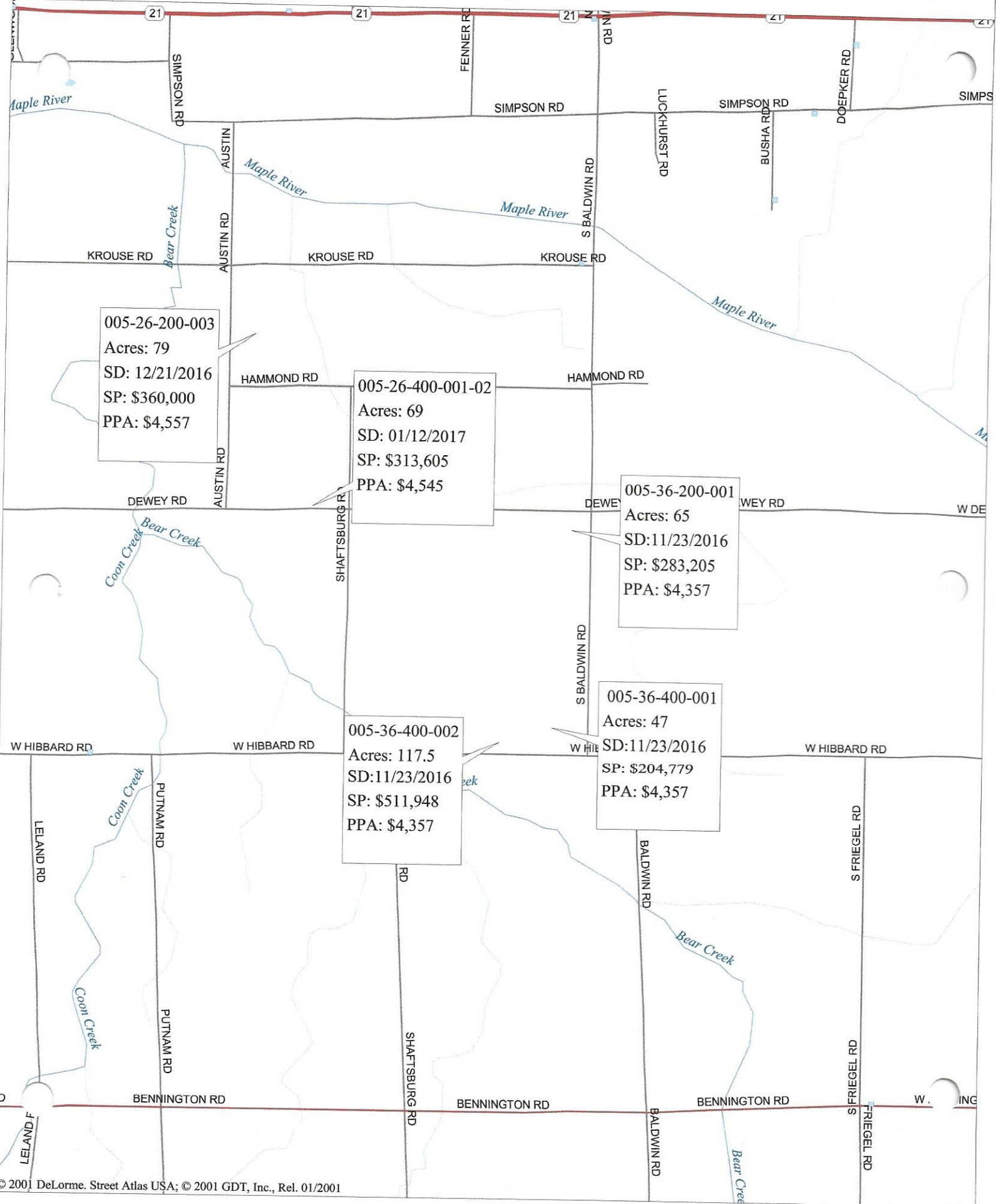
Average Per Acre:

\$4,433

Used:

\$4,450

2022 Middlebury Twp Tillable Land Sales

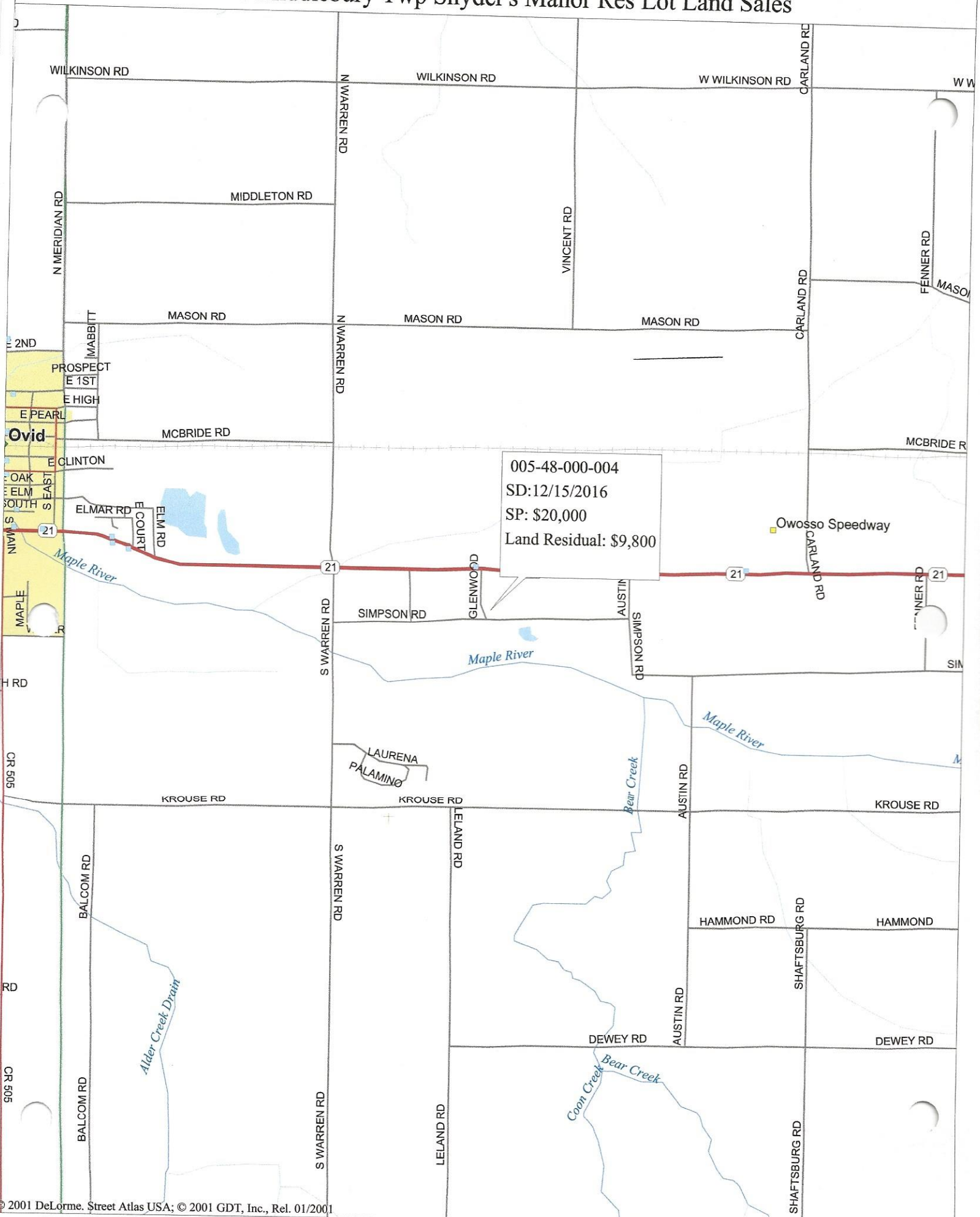


2022 Middlebury Township Land Sales Analysis Snyder's Manor Residential Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Liber/Page
005-48-000-004	175 Glenwood	12/15/2016	\$20,000.00	WD	ARMS LENGTH	\$9,800.00	1229/226

Used: **\$9,800 Per Site**

2022 Middlebury Twp Snyder's Manor Res Lot Land Sales



005-48-000-004
 SD:12/15/2016
 SP: \$20,000
 Land Residual: \$9,800

2022 Middlebury Township Land Sales Analysis

Rural Residential / Mungerville Residential Lot FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when S Building Value	Land Resid/ Acres	Dollars/FF	Dollars/Acre	Liber/Page
005-52-000-007	557 N BALDWIN RD	8/24/2018	\$72,000	\$72,000	\$21,200	\$13,800	569.7	\$46,000	1249/817
005-52-000-010	593 N BALDWIN RD	12/4/2019	\$45,000	\$45,000	\$25,900	\$1,200	12.12	\$2,667	1263/0828
Totals:			\$117,000	\$117,000	\$47,100	\$15,000	\$582	\$48,667	

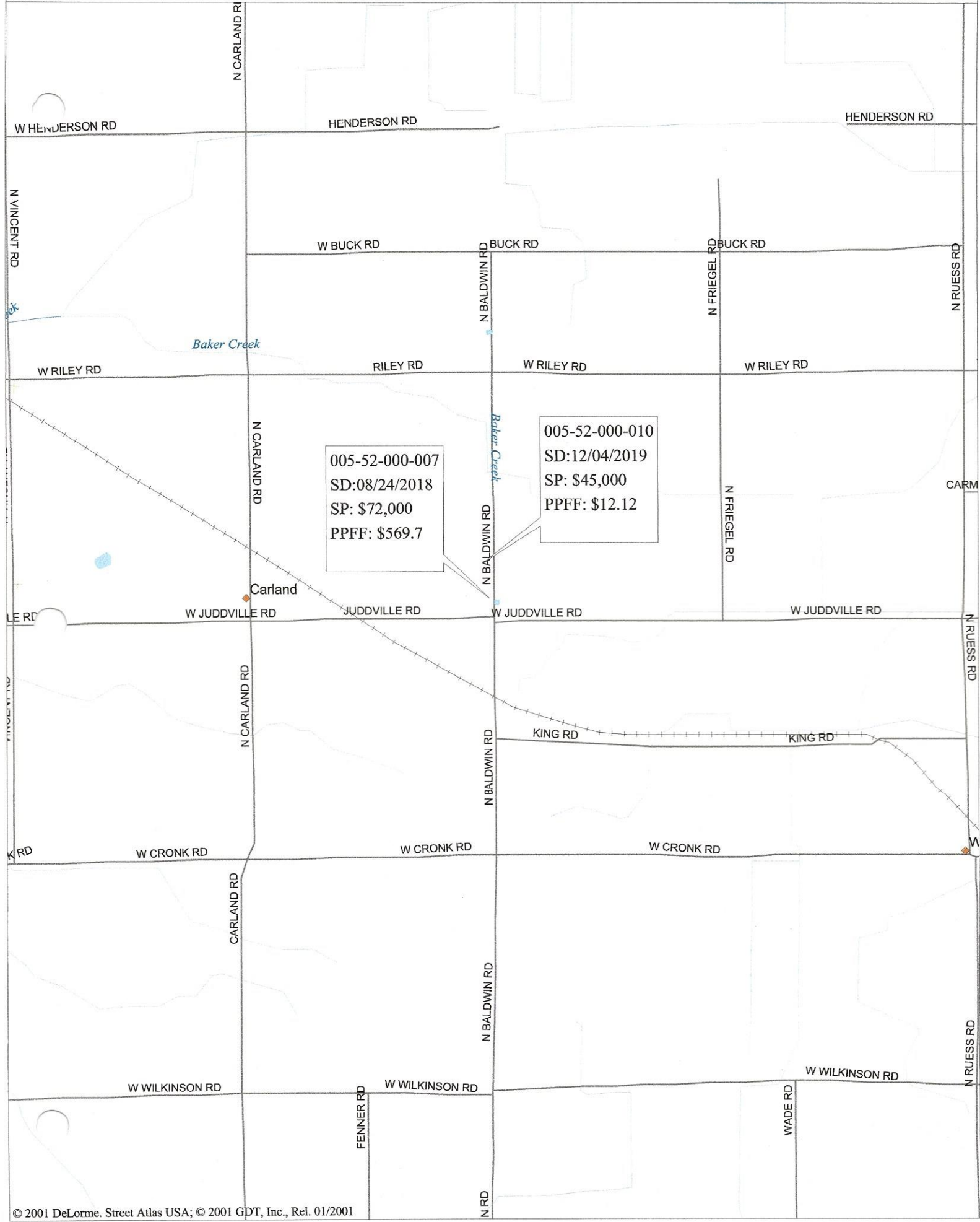
Sale. Ratio = 40.25641026

Std. Dev. => 10182.33765

Average
per FF: **\$90.91** per Net Acre Average
per Net Acre \$20,000

Used: \$91.00 Per FF

2022 Middlebury Twp Rural Res Mungerville Res Lot FF



005-52-000-007
SD: 08/24/2018
SP: \$72,000
PPFF: \$569.7

005-52-000-010
SD: 12/04/2019
SP: \$45,000
PPFF: \$12.12

2022 Middlebury Township Land Sales Analysis

Golden Stallion Estates Residential Lot

Parcel Number	Street Address	List Date	Sale Price	Acres	Dollars/Acre	MLS#
005-42-000-004	V/L WARREN RD	12/10/2021	\$15,000	1	\$15,000	50062542

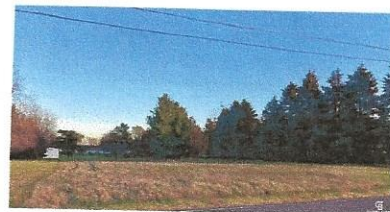
Used: **\$15,000** Per Lot

MARK W HOLLEY

mholley@shianet.org

COMPLETE APPRAISAL SERVICE, IN
Main: 989-834-5611

Address 000 S Warren
Municipality Ovid
Zip 48866
Asking Price \$15,000
Sold Price
Sale/Rent For Sale
MLS # 50062542
Original MLS# 50062542
Style Vacant Land
Status Active



Agent Remarks Please log if you will be walking the property. All offers to be submitted with proof of funds.

Public Remarks Over half an acre of a nice buildable lot. Just outside of Ovid. Easy access to the freeways and right between St. Johns and Owosso. Come out and see if this is your ideal spot.

LOCATION INFORMATION

County Shiawassee
MLS Area Ovid (19024)
Subdivision
Township
Section
Cross Street laurena / Krouse
Directions M-21 S on Warren Rd 1 mile south on east side of Rd. 3 houses south of Laurena Rd.
Legal Golden Stallion Estates no.1 S 1/2 of lot 4

Body of Water
Lot Size 100x250
Acres 0.58 Frontage 100
School Dist Ovid Elsie Area Schools
Property ID 005-42-000-004

Summer Tax/Yr 43.06 / 2020
Winter Tax/Yr 143.72 / 2020
Total Tax / Year 186.78 /

Shared Forms 1

PROPERTY INFORMATION

Style Vacant Land Water Sewer Certified Inspection

LISTING INFORMATION

List Date 12/10/2021 Exp Date
Lt-Frm Phone Main: 989-725-1110
Agent 6501379222 Laurie Terry
Co-Lt Agt Lt-Frm SCB Professionals
Co-Lt Fm Lt-Agt Phone cell: 989-413-2862
Co-Lt Agt Phone

Showing Instructions Notify if walking the property.

Price Per Acre \$25,862 Sold \$ Per Acre 0
Contract Exclusive Right to Sell Addl Docs Disclosures
Signed Disc Yes Survey on File No SA: Yes 4.00 Percent
Ownership Private Assessments No / BA: Yes 4.00 Percent
Short Sale No Lease (Y/N) No NA: Yes 4.00 Percent
List Excpn No Assoc. Name
DOM 31 / 31 MLS Greater Shiawassee Association of ...

MORTGAGE INFORMATION

LC Down Pmt LC Interest Rate LC Term (Months) LC Incl Tax/Insurance LC Monthly Pmt

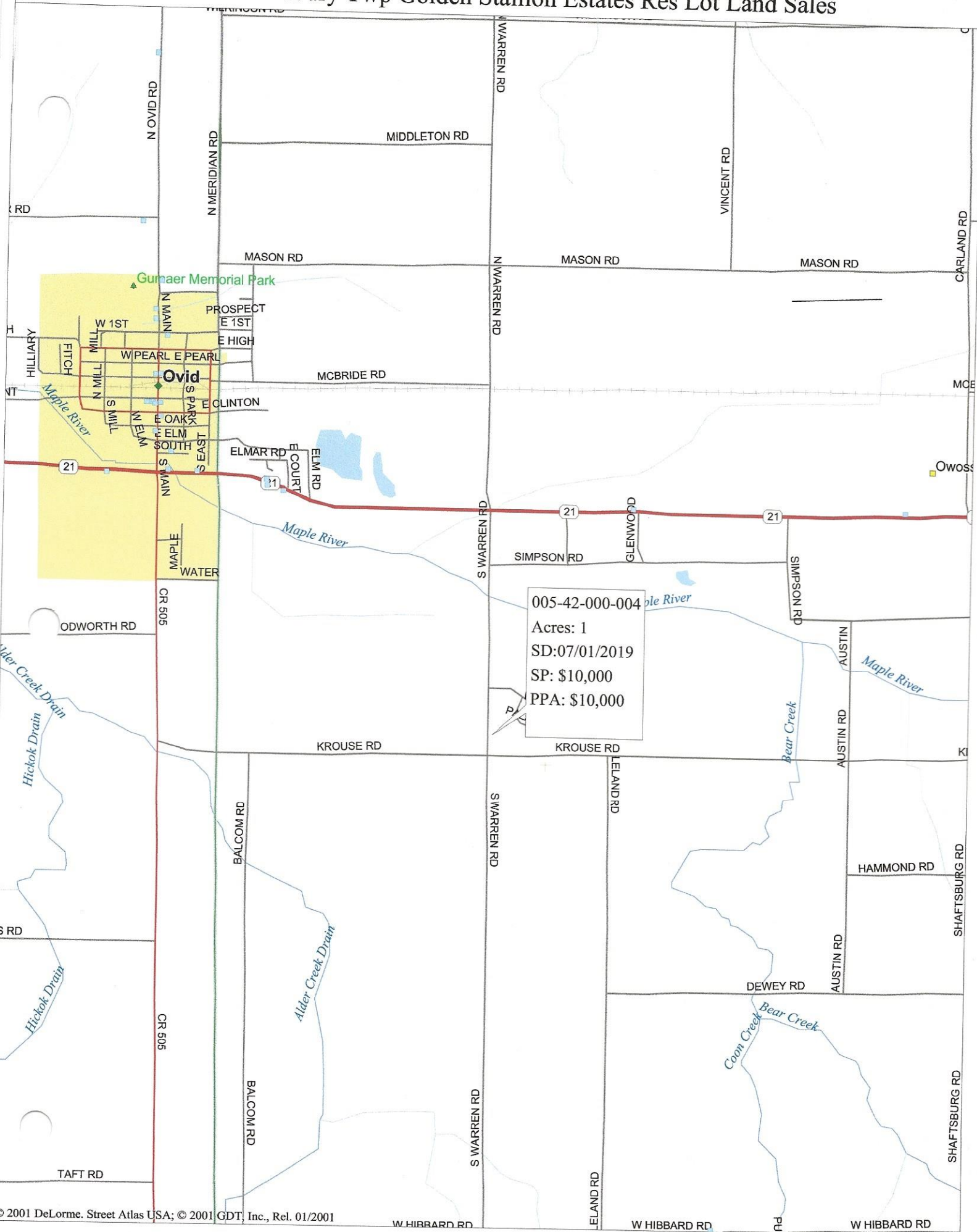
SOLD INFORMATION

Selling Agent Selling Office
Co-Sell Agent Co-Sell Office
Pending Date Closed Date How Sold Concessions

FEATURES

LOCATION Rural LOT DESCRIPTION Cleared WATER None
FINANCIAL TERMS Cash, Conventional SEWER SEPTIC None ZONING Residential
ROADS Paved Street, Country

2022 Middlebury Twp Golden Stallion Estates Res Lot Land Sales



005-42-000-004
 Acres: 1
 SD: 07/01/2019
 SP: \$10,000
 PPA: \$10,000

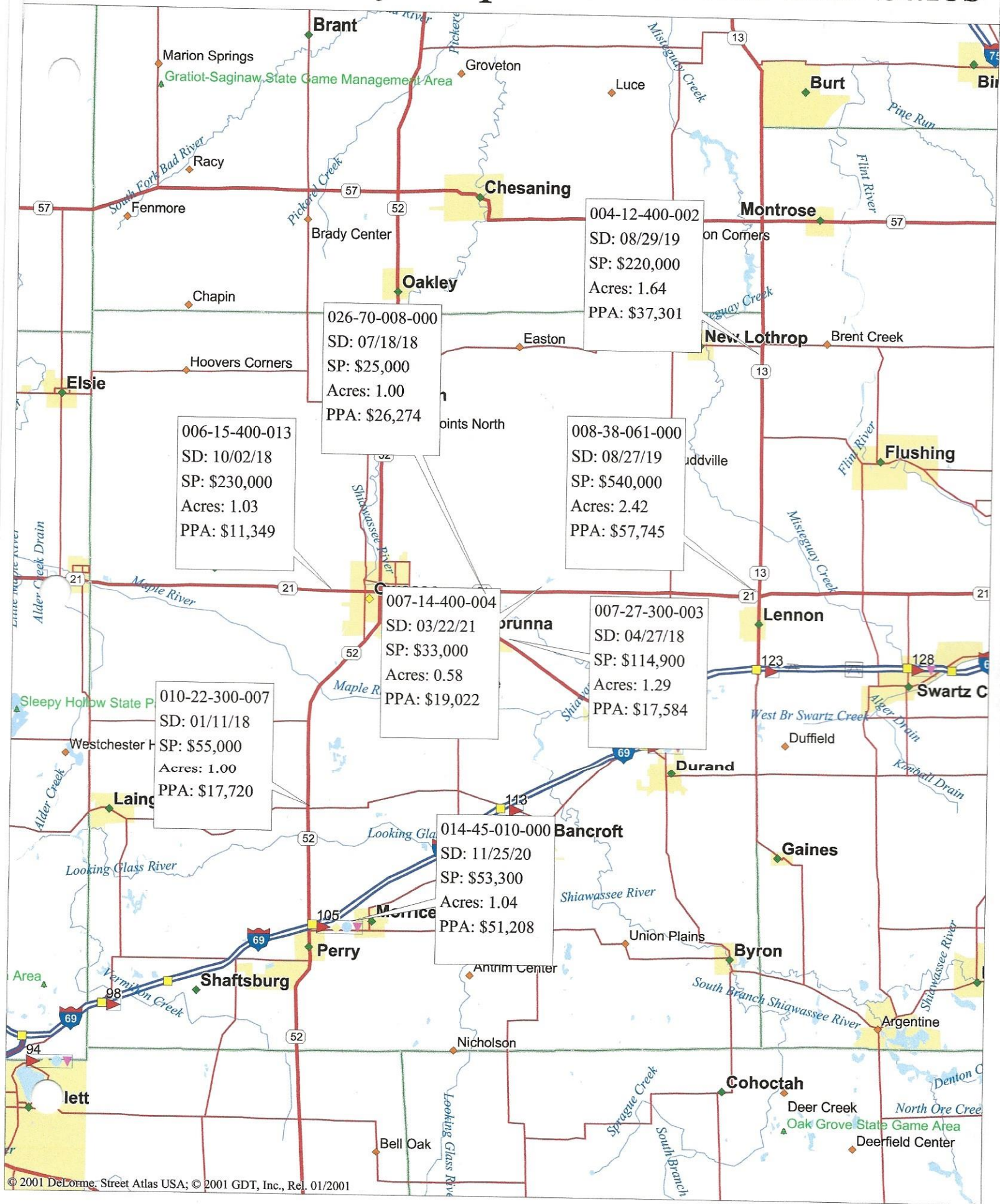
2022 Middlebury Township Commercial Site Sales Analysis

Parcel Number	Street Address	Sale Date	Adj %	Adj. Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal
004-12-400-002	7103 SHERIDAN	08/29/19			\$220,000	MLC	03-ARM'S LENG	\$220,000	\$99,900	45.41	\$219,229
014-45-010-000	BENNETT	11/25/20			\$53,000	WD	03-ARM'S LENG	\$53,000	\$12,000	22.64	\$19,687
007-14-400-004	KERBY	03/22/21			\$33,000	WD	03-ARM'S LENG	\$33,000	\$14,200	43.03	\$40,757
010-22-300-007	6987 M-52	01/11/18	0.0026	4/1/2020	\$55,000	WD	03-ARM'S LENG	\$58,718	\$24,200	41.21	\$60,745
007-27-300-003	3497 E M-71	04/27/18	0.0026	4/1/2020	\$114,900	WD	03-ARM'S LENG	\$121,771	\$41,000	33.67	\$119,924
026-70-008-000	E M21	07/18/18	0.0026	4/1/2020	\$25,000	WD	03-ARM'S LENG	\$26,300	\$15,400	58.56	\$19,744
006-15-400-013	2030 W M21	10/02/18	0.0026	4/1/2020	\$230,000	MLC	03-ARM'S LENG	\$240,166	\$108,600	45.22	\$236,875
008-38-061-000	11941 M21	08/27/19			\$540,000	WD	03-ARM'S LENG	\$540,000	\$353,100	65.39	\$440,877
Totals:					\$1,270,900			\$1,292,955	\$668,400		\$1,157,838

Average Per Acre: **\$31,978**
Used: **\$32,000**

Land Residual	Est. Land Value	Net Acres	Total Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	Class
\$61,174	\$60,403	1.64	1.64	71,438	\$37,301	\$0.86	201
\$53,000	\$19,687	1.04	1.04	45,085	\$51,208	\$1.18	202
\$11,033	\$18,790	0.58	0.58	25,265	\$19,022	\$0.44	201
\$17,720	\$19,747	1.00	1.00	43,560	\$17,720	\$0.41	201
\$22,754	\$20,907	1.29	1.29	56,367	\$17,584	\$0.40	201
\$26,300	\$19,744	1.00	1.00	43,604	\$26,274	\$0.60	202
\$22,994	\$19,703	2.03	1.03	88,253	\$11,349	\$0.26	201
\$132,813	\$33,690	2.30	2.42	100,188	\$57,745	\$1.33	201
\$347,788	\$212,671	10.88	10.00	473,759			

2022 Middlebury Twp Commercial Site Sales



2022 Middlebury Township Commercial - Additional Acres Sales Analysis

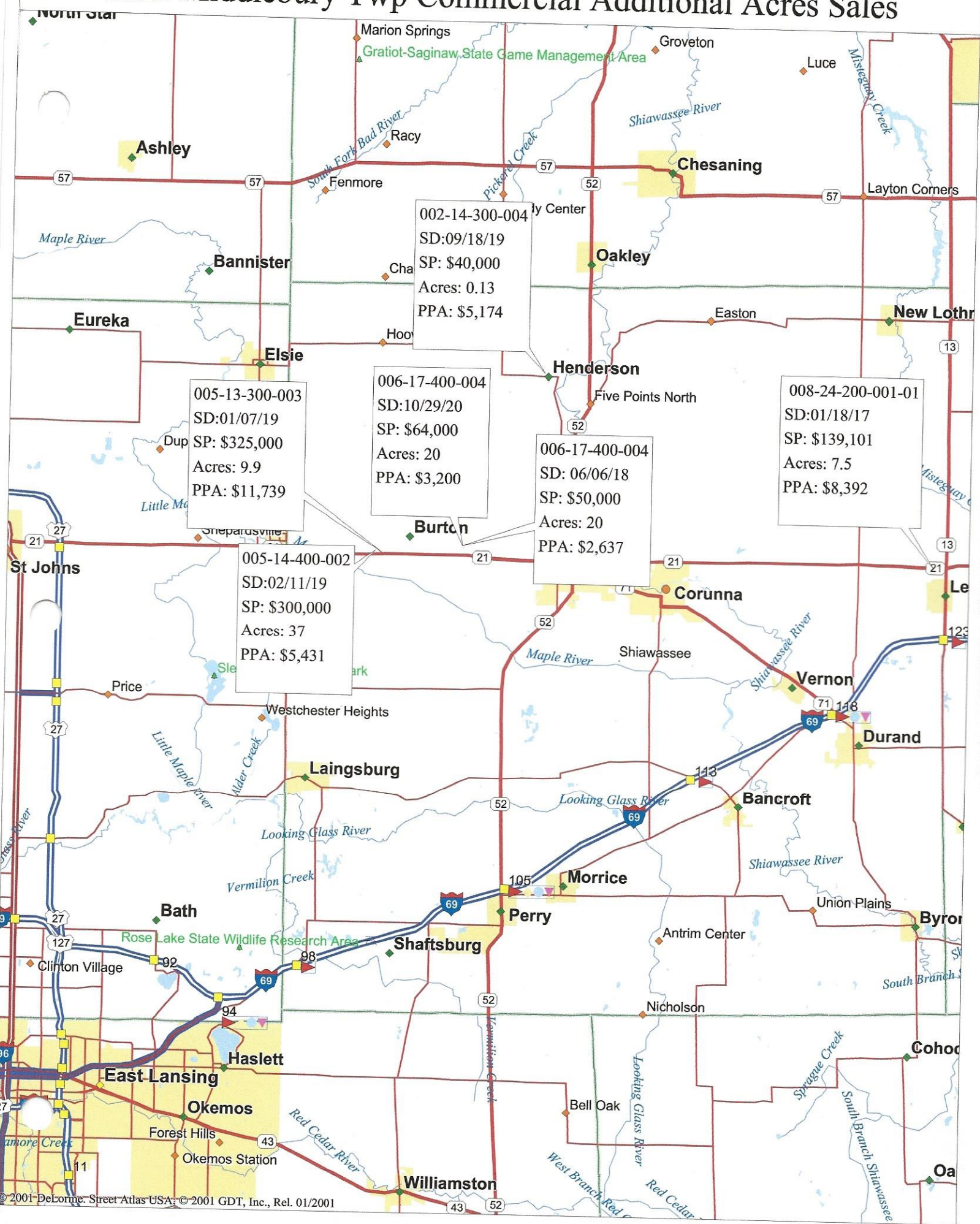
Parcel Number	Street Address	Sale Date	Adj %	Adj. Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
006-17-400-004	SHERMAN	06/06/18	0.0026	4/1/2020	\$50,000	WD	03-ARM'S LENGTH	\$52,730	\$25,000	47.41
006-17-400-004	SHERMAN	10/29/20			\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$25,000	39.06
005-14-400-002	7204 M21	02/11/19	0.0026	4/1/2020	\$300,000	WD	03-ARM'S LENGTH	\$310,140	\$128,200	41.34
002-14-300-004	BINGHAM	09/18/19			\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$16,400	41.00
008-24-200-001-01	11602 M21	01/18/17	0.0026	4/1/2020	\$139,101	WD	03-ARM'S LENGTH	\$152,844	\$61,400	40.17
005-13-300-003	6990 M21	01/07/19	0.0026	4/1/2020	\$325,000	LC	03-ARM'S LENGTH	\$336,830	\$116,700	34.65

Average Per Acre: **\$4,277**

Used: **\$4,300**

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	Class
\$56,628	\$52,730	\$56,628	20.00	20.00	871,200	\$2,637	\$0.06	202
\$56,628	\$64,000	\$56,628	20.00	20.00	871,200	\$3,200	\$0.07	202
\$286,485	\$200,944	\$177,289	37.00	37.00	1,611,720	\$5,431	\$0.12	201
\$70,804	\$7,916	\$38,720	1.53	0.13	66,647	\$5,174	\$0.12	001
\$242,221	\$62,942	\$152,319	7.50	7.50	326,700	\$8,392	\$0.19	201
\$315,702	\$116,219	\$95,091	9.90	9.90	431,244	\$11,739	\$0.27	201
	\$312,751	\$384,675	89.93	88.53				

2022 Middlebury Twp Commercial Additional Acres Sales



Middlebury Township

Gravel Pit Sales

Parcel #:	Date:	Price:	Acres:	Price Per Acre
100-018-200-030-00	3/26/2017	\$60,000	17.20	\$3,488.37
060-032-400-015-00	10/16/2019	\$440,000	80.00	\$5,500.00
140-013-400-005-00	6/2/2020	\$340,000	80.89	\$4,203.24
		\$840,000	178.09	\$4,397.20
			Indicated Price Per Acre:	\$4,400.00