

Classification
Agricultural

Appraisal Study List

FINAL
11-21-24

Issued under authority of Public Act 206 of 1893

County	City/Township	ADA	Study Year	Equalization Year	
KENT		ADA	2024	2025	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
41-15-01-100-001	MCCABE PATRICIA A	101	418,300	895,063	46.73
41-15-01-100-004	HEFFERAN MARGARET M & J	102	377,900	870,313	43.42
41-15-01-300-025	WILLIAM J MYERS JR TRUST	102	476,700	1,111,023	42.91
41-15-02-100-009	HONEY CREEK INVESTORS L	101	1,350,000	3,139,692	43.00
41-15-02-400-003	MCCABE PATRICIA A	102	246,700	385,858	63.94
41-15-02-400-004	WILLIAM JAY MYERS JR TRUS	102	333,900	565,645	59.03
41-15-07-326-021	ONEILL JOHN J	101	115,700	226,667	51.04
41-15-09-276-007	HEIN ROY M & RUTH A	101	101,500	254,959	39.81
41-15-12-400-003	GILLETT RICHARD M JR & CH	102	357,900	598,597	59.79
41-15-14-200-013	JAKEWAY JOSEPH V TRUST	102	298,600	553,445	53.95
41-15-17-100-003	TUBERGEN PROPERTIES LLC	101	929,300	1,842,249	50.44
41-15-17-200-004	ARENA LLC	101	1,482,400	2,476,475	59.86
41-15-17-200-008	TUBERGEN PROPERTIES LLC	101	167,200	383,317	43.62
41-15-19-400-019	GROCHOSKI GREGORY T & P	101	136,800	297,292	46.02
41-15-20-400-001	PHYLLIS K GILMORE TRUST	102	169,100	360,150	46.95
41-15-22-276-010	RADER ELLIOTT C & MEGAN	101	104,100	231,905	44.89

Classification Agricultural

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	KENT	City/Township	ADA	Study Year	2024	Equalization Year	2025
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio		
41-15-35-100-004	JOYCE E. VAN ARTSEN TRUS	101	77,300	181,833	42.51		
TOTALS:			17	Study Parcels	7,143,400	14,374,483	49.70%

*** Statistics for this group (17 in sample) ***

Statistical Mean = 49.289 Median = 46.734 Maximum = 63.935 Minimum = 39.810

*** Statistics about Mean ***
Normalized Average Deviation = 0.12658 (Coefficient of Dispersion)
Average Squared Deviation = 55.14396 (Variance)
Square Root of Squared Deviation = 7.42590 (Standard Deviation)
Normalized Standard Deviation = 0.15066 (Covariance)
2 Standard Deviation Range (Low) = 34.43721 (High) = 64.14080

*** Statistics about Median ***
Normalized Average Deviation = 0.12440 (Coefficient of Dispersion)
Average Squared Deviation = 62.07923 (Variance)
Square Root of Squared Deviation = 7.87904 (Standard Deviation)
Normalized Standard Deviation = 0.16859 (Covariance)
2 Standard Deviation Range (Low) = 30.97607 (High) = 62.49222

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

ADA TOWNSHIP

LAND ANALYSIS - AG PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Blg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
41-15-18-101-006	1871 GRAND RIVER DR NE	03/29/24	\$535,000	0.000%	\$535,000	\$6,016	\$143,749	1.034	\$380,865	3.78	\$100,757.86
41-15-15-27-200-043	7750 SUNCUEST RIDGE DR NE	02/29/24	\$840,000	0.000%	\$840,000	\$21,670	\$407,166	1.034	\$397,320	4.11	\$96,671.63
41-15-10-325-006	7470 KNAPP ST NE	01/23/24	\$403,000	0.000%	\$403,000	\$10,114	\$140,997	1.034	\$309,095	4.08	\$75,758.61
41-15-09-426-015	2255 EGYPT VALLEY AVE NE	01/12/24	\$585,900	0.000%	\$585,900	\$5,538	\$107,813	1.034	\$466,536	6.48	\$72,239.15
41-15-35-400-042	8615 BENNETT ST SE	01/10/24	\$349,900	0.000%	\$349,900	\$11,033	\$132,010	1.034	\$202,369	1.44	\$140,631.77
41-15-10-100-022	7570 3 MILE RD NE	12/22/23	\$285,000	0.000%	\$285,000	\$0	\$134,592	1.034	\$145,832	5.29	\$27,588.29
41-15-15-100-005	465 PINE LAND DR SE	12/22/23	\$370,000	0.000%	\$370,000	\$7,010	\$159,155	1.034	\$198,207	7.42	\$26,805.33
41-15-10-200-058	2450 HONEY CREEK AVE NE	12/12/23	\$500,000	0.000%	\$500,000	\$3,483	\$182,140	1.034	\$308,605	5.60	\$53,322.82
41-15-32-205-012	6030 BOWENWOOD CT SE	11/30/23	\$421,000	0.000%	\$421,000	\$24,197	\$147,922	1.034	\$243,852	0.38	\$645,110.36
41-15-29-126-007	5951 GRAND RIVER DR NE	10/31/23	\$750,000	0.000%	\$750,000	\$9,989	\$185,314	1.034	\$548,396	5.18	\$105,867.96
41-15-11-278-012	5585 ADA DR SE	10/19/23	\$890,000	0.000%	\$890,000	\$7,981	\$157,359	1.034	\$299,909	1.62	\$181,919.35
41-15-07-428-003	2381 REDDICK AVE NE	10/04/23	\$370,000	0.000%	\$370,000	\$3,962	\$109,209	1.034	\$153,116	0.61	\$312,488.52
41-15-36-401-002	947 SARGENT AVE SE	09/20/23	\$426,500	0.000%	\$426,500	\$16,244	\$174,354	1.034	\$239,974	1.01	\$227,697.28
41-15-25-400-049	9435 VERGENNES ST SE	09/12/23	\$535,000	0.000%	\$535,000	\$8,199	\$213,345	1.034	\$306,202	6.31	\$48,526.51
41-15-08-100-013	3235 GRAND RIVER DR NE	08/04/23	\$630,000	0.000%	\$630,000	\$56,885	\$283,251	1.034	\$280,153	7.12	\$48,347.40
41-15-25-300-034	9059 VERGENNES ST SE	07/18/23	\$525,000	0.000%	\$525,000	\$2,916	\$167,951	1.034	\$348,422	2.88	\$130,878.73
41-15-01-100-048	1551 SARGENT AVE SE	06/30/23	\$600,000	0.000%	\$600,000	\$6,702	\$165,448	1.034	\$422,224	3.75	\$112,593.17
41-15-30-151-015	183 TAOS AVE NE	06/29/23	\$630,000	0.000%	\$630,000	\$9,304	\$308,254	1.034	\$281,282	3.56	\$79,011.73
41-15-12-100-026	2455 MADOCANE AVE NE	06/17/23	\$600,000	0.000%	\$600,000	\$35,276	\$205,771	1.034	\$351,954	10.00	\$15,195.44
41-15-36-451-008	1370 SARGENT AVE SE	05/19/23	\$498,000	0.000%	\$498,000	\$33,653	\$206,788	1.034	\$248,538	3.00	\$82,842.97
41-15-19-400-016	749 GRAND RIVER DR NE	05/12/23	\$795,000	0.000%	\$795,000	\$35,215	\$263,025	1.034	\$487,817	3.18	\$153,401.70
41-15-22-276-010	7977 CONSERVATION ST NE	04/13/23	\$159,900	0.000%	\$159,900	\$0	\$0	1.034	\$159,900	2.14	\$74,719.63
41-15-18-151-008	8009 CONSERVATION ST NE	03/28/23	\$562,500	0.000%	\$562,500	\$7,936	\$196,775	1.034	\$351,098	2.17	\$161,716.38
41-15-07-401-002	5385 KNAPP ST NE	03/28/23	\$625,000	0.000%	\$625,000	\$4,737	\$185,288	1.034	\$438,675	9.34	\$46,886.73
41-15-08-201-002	6150 3 MILE RD NE	02/09/23	\$1,300,000	0.000%	\$1,300,000	\$9,446	\$397,362	1.034	\$879,681	15.04	\$58,489.45
41-15-23-301-016	684 HONEY CREEK AVE NE	12/13/22	\$400,000	0.000%	\$400,000	\$9,875	\$164,388	1.034	\$220,148	4.48	\$49,140.18
41-15-01-400-027	3013 KUCRABE AVE NE	11/15/22	\$745,000	0.000%	\$745,000	\$74,594	\$451,388	1.034	\$203,051	9.64	\$21,063.33
41-15-32-101-054	581 ALTA DALE AVE SE	11/08/22	\$605,000	0.000%	\$605,000	\$974	\$171,147	1.034	\$437,060	4.94	\$86,469.37
41-15-27-427-012	158 HONEY CREEK AVE SE	10/19/22	\$750,000	0.000%	\$750,000	\$16,859	\$535,984	1.034	\$178,934	3.35	\$53,413.06
41-15-08-151-001	5670 TREEBROOK CT NE	10/11/22	\$1,275,000	0.000%	\$1,275,000	\$71,365	\$854,305	1.034	\$320,283	2.60	\$123,328.14
41-15-01-100-042	1443 SARGENT AVE SE	10/03/22	\$530,000	0.000%	\$530,000	\$12,219	\$229,636	1.034	\$280,228	8.90	\$71,833.23
41-15-27-101-009	333 DOWWOOD AVE NE	09/19/22	\$790,000	0.000%	\$790,000	\$103,244	\$257,903	1.034	\$430,187	5.15	\$81,589.79
41-15-32-351-010	5643 FAR HILL DR SE	06/28/22	\$350,000	0.000%	\$350,000	\$12,906	\$147,725	1.034	\$184,347	0.34	\$548,650.86
41-15-35-400-062	849 PINE VALLEY AVE SE	05/12/22	\$699,900	0.000%	\$699,900	\$17,150	\$381,616	1.034	\$288,159	2.09	\$137,875.30
41-15-25-100-045	8890 EDWIN LANE NE	05/06/22	\$1,150,000	0.000%	\$1,150,000	\$10,040	\$756,585	1.034	\$337,651	3.18	\$105,129.57
41-15-26-400-033	8395 VERGENNES ST SE	04/26/22	\$825,000	0.000%	\$825,000	\$30,216	\$493,495	1.034	\$319,166	3.93	\$81,828.80
41-15-08-151-013	5630 TREEBROOK DR NE	04/25/22	\$1,850,000	0.000%	\$1,850,000	\$56,648	\$788,590	1.034	\$977,950	6.89	\$141,958.26
41-15-23-301-008	644 HONEY CREEK AVE NE	04/15/22	\$319,300	0.000%	\$319,300	\$8,826	\$169,637	1.034	\$135,069	3.18	\$42,474.52
41-15-19-200-025	925 GRAND RIVER DR NE	04/11/22	\$785,000	0.000%	\$785,000	\$30,079	\$384,874	1.034	\$356,962	2.00	\$178,480.84

Unit of Comparison: Acre
 Average Sale Price Per Unit: \$123,551.49
 Standard Deviation: \$124,090.69
 Coefficient of Dispersion: 89%
 Indicated Sale Price Per Unit: See County Study/Attached

TIME ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Blg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
41-15-13-302-006	8961 CONSERVANCY DR NE	02/16/23	\$519,900	\$0	\$519,900	\$12,076	\$482,330	1.034	(\$1,246)	1.50	(\$830.45)
41-15-26-276-028	8749 BAILEY DR NE	10/28/22	\$565,000	\$0	\$565,000	\$11,613	\$545,230	1.03	(\$10,381)	3.71	(\$2,801.79)

Difference: #DIV/0!
 Difference in Months: #DIV/0!
 Difference: \$0
 Difference: \$0

Unit: 11 - ADA TOWNSHIP

F / s/Values for Neighborhood 1000.1000 AG & DNR LAND, Last Edited: 11/17/2023

Values for Acreage Table 1: 'LOWELL SCHOOLS AGP'

1 Acre: 79,800	3 Acre: 99,700	10 Acre: 182,000	30 Acre: 276,700
1.5 Acre: 84,700	4 Acre: 115,100	15 Acre: 185,600	40 Acre: 0
2 Acre: 89,700	5 Acre: 128,700	20 Acre: 213,300	50 Acre: 0
2.5 Acre: 94,700	7 Acre: 152,300	25 Acre: 237,600	100 Acre: 0

Values for Acreage Table 2: 'FOREST HILLS AGP'

1 Acre: 123,800	3 Acre: 154,800	10 Acre: 282,600	30 Acre: 484,300
1.5 Acre: 131,600	4 Acre: 178,700	15 Acre: 313,800	40 Acre: 584,300
2 Acre: 139,300	5 Acre: 199,800	20 Acre: 357,000	50 Acre: 649,300
2.5 Acre: 147,100	7 Acre: 236,500	25 Acre: 409,300	100 Acre: 1,234,300

Rates for Rate Table 'AG RATES', (Acres)

FLOOD PLAIN 260:	2,600
NON-TILLABL	: 4,600
ROW	: 0
TILLABLE	: 7,900
DEV HIGH	: 18,000
DRAIN	: 0
DEV MIDDLE	: 18,000
DEV LOW	: 15,000

Unit: -

Rates/Values for Neighborhood -----, Last Edited: / /

BEFORE

Unit: XXXXX - KENT COUNTY

Values for Neighborhood ADA-A.ADA AG & RES ECF ZONE 5, Last Edited: 10/09/2024

Sites:

Site 'A':	Description: 'FH SD .8-.9	Value: 156,200
Site 'B':	Description: 'FH SD .6-.7	Value: 142,000
Site 'C':	Description: 'FH.4- 5	Value: 126,000
Site 'D':	Description: 'FH.2-3	Value: 108,300
Site 'E':	Description: 'FH<.1;	Value: 88,700
Site 'G':	Description: 'LOW .8-.9	Value: 149,200
Site 'H':	Description: 'LOW .6-.7	Value: 135,600
Site 'I':	Description: 'LOW .4-.5	Value: 120,400
Site 'J':	Description: 'LOW <.3	Value: 103,400

Did not use

Values for Acreage Table 1: 'FH SD SITE 1-10 AC'

1	Acre: 168,600	3	Acre: 268,000	10	Acre: 488,100	30	Acre: 0
1.5	Acre: 198,800	4	Acre: 305,300	15	Acre: 0	40	Acre: 0
2	Acre: 225,400	5	Acre: 339,000	20	Acre: 0	50	Acre: 0
2.5	Acre: 248,500	7	Acre: 401,100	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'LOW SD SITE 1-10 AC'

1	Acre: 161,100	3	Acre: 256,000	10	Acre: 466,200	30	Acre: 0
1.5	Acre: 189,900	4	Acre: 291,600	15	Acre: 0	40	Acre: 0
2	Acre: 215,300	5	Acre: 323,800	20	Acre: 0	50	Acre: 0
2.5	Acre: 237,400	7	Acre: 383,200	25	Acre: 0	100	Acre: 0

Rates for Rate Table 'AC', (Acres)

ROW	: 0
GRAVEL	: 13,700
DEV HIGH	: 20,900
DEV MIDDLE	: 17,600
DEV LOW	: 11,800
TILLABLE	: 7,900
NON-TILLABLE	: 4,900
DRAIN	: 0

Values for Neighborhood -----, Last Edited: / /

LOWELL SCHOOLS - AGP			FOREST HILLS- AGP			AG RATES/ACRE	
		10% Reduction			10% Reduction		
1 ACRE	161,100	144,900	1 ACRE	168,600	151,740	FLOOD PLAIN	2600 NO CHANGE
1.5 ACRE	189,900	170,910	1.5 ACRE	198,800	178,920	NON-TILLABLE	4900
2 ACRE	215,300	193,770	2 ACRE	225,400	202,860	TILLABLE	7900
2.5 ACRE	237,400	213,660	2.5 ACRE	248,500	223,650	DEV HIGH	20900
3 ACRE	256,000	230,400	3 ACRE	268,000	241,200	DEV MIDDLE	17600
4 ACRE	291,600	262,440	4 ACRE	305,300	274,770	DEV LOW	11800
5 ACRE	323,800	291,420	5 ACRE	339,000	305,100		
7 ACRE	383,200	344,880	7 ACRE	401,100	360,990		
10 ACRE	466,200	419,580	10 ACRE	488,100	439,290		
15 ACRE	469,800	422,100	15 ACRE	519,300	456,984		
20 ACRE	497,500	447,300	20 ACRE	562,500	556,875		
25 ACRE	521,800	482,490	25 ACRE	614,800	553,320		
			30 ACRE	689,800	620,820		
			40 ACRE	789,800	710,820		
			50 ACRE	854,800	769,320		
			100 ACRE	1,439,800	990,000		

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 1000.1000 AG & DNR LAND, Last Edited: 11/22/2024

Values for Acreage Table 1: 'LOWELL SCHOOLS AGP'

1	Acre: 144,990	3	Acre: 230,400	10	Acre: 419,580	30	Acre: 0
1.5	Acre: 170,910	4	Acre: 262,440	15	Acre: 422,100	40	Acre: 0
2	Acre: 193,770	5	Acre: 291,420	20	Acre: 447,300	50	Acre: 0
2.5	Acre: 213,660	7	Acre: 344,880	25	Acre: 482,490	100	Acre: 0

Values for Acreage Table 2: 'FOREST HILLS AGP'

1	Acre: 151,740	3	Acre: 241,200	10	Acre: 439,290	30	Acre: 620,820
1.5	Acre: 178,920	4	Acre: 274,770	15	Acre: 456,984	40	Acre: 710,820
2	Acre: 202,860	5	Acre: 305,100	20	Acre: 556,875	50	Acre: 769,320
2.5	Acre: 223,650	7	Acre: 360,990	25	Acre: 553,320	100	Acre: 990,000

Rates for Rate Table 'AG RATES', (Acres)

FLOOD PLAIN 260:	2,600
NON-TILLABL	: 4,900
ROW	: 0
TILLABLE	: 7,900
DEV HIGH	: 20,900
DRAIN	: 0
DEV MIDDLE	: 17,600
DEV LOW	: 11,800

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

AFTER

F.s for Neighborhood: 1000 '1000 AG & DNR PARCELS'

Residential : 1.034
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.034
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

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

BEFORE

ADA TOWNSHIP

ECF ANALYSIS AG

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-18-101-006	1871 GRAND RIVER DR NE	03/29/24	\$535,000	0.000%	\$535,000	\$6,016	\$307,626	\$221,358	\$143,249	1.545
41-15-27-200-043	7750 SUNQUEST RIDGE DR	02/29/24	\$840,000	0.000%	\$840,000	\$21,670	\$289,380	\$528,950	\$407,166	1.299
41-15-10-326-006	7470 KNAPP ST NE	02/23/24	\$465,000	0.000%	\$465,000	\$10,114	\$285,026	\$469,360	\$140,897	1.205
41-15-08-426-015	2255 EGYPT VALLEY AVE N	01/12/24	\$585,000	0.000%	\$585,000	\$5,538	\$429,580	\$149,882	\$109,213	1.372
41-15-35-400-042	8615 BENNETT ST SE	01/10/24	\$349,900	0.000%	\$349,900	\$11,033	\$152,297	\$186,570	\$132,010	1.413
41-15-35-100-005	465 PINE LAND DR SE	12/22/23	\$370,000	0.000%	\$370,000	\$7,020	\$258,133	\$104,847	\$159,355	0.658
41-15-10-200-058	7430 HONEY CREEK AVE NE	12/12/23	\$500,000	0.000%	\$500,000	\$2,443	\$355,038	\$142,519	\$192,410	0.741
41-15-32-205-012	6030 BUTTOWOOD CT SE	11/30/23	\$421,000	0.000%	\$421,000	\$24,197	\$181,309	\$215,495	\$147,922	1.457
41-15-29-126-007	5951 GRAND RIVER DR NE	10/31/23	\$750,000	0.000%	\$750,000	\$9,989	\$427,763	\$312,248	\$185,314	1.685
41-15-31-276-012	5565 ADA DR SE	10/19/23	\$400,000	0.000%	\$400,000	\$7,381	\$300,983	\$91,636	\$157,359	0.582
41-15-25-400-048	9435 VERGENNES ST SE	09/12/23	\$535,000	0.000%	\$535,000	\$8,199	\$307,456	\$214,345	\$213,345	1.052
41-15-06-100-012	3225 GRAND RIVER DR NE	08/04/23	\$630,000	0.000%	\$630,000	\$56,965	\$270,899	\$302,138	\$283,251	1.067
41-15-30-151-015	185 TAOS AVE NE	06/29/23	\$630,000	0.000%	\$630,000	\$9,304	\$318,965	\$301,731	\$328,254	0.919
41-15-12-100-026	2455 MCCABE AVE NE	06/27/23	\$600,000	0.000%	\$600,000	\$35,278	\$259,810	\$304,912	\$205,771	1.482
41-15-36-451-006	1170 SARGENT AVE SE	05/19/23	\$498,000	0.000%	\$498,000	\$35,653	\$191,479	\$270,868	\$206,788	1.310
41-15-19-400-016	749 GRAND RIVER DR NE	05/12/23	\$795,000	0.000%	\$795,000	\$35,215	\$351,417	\$408,868	\$263,025	1.953
41-15-24-151-008	8809 CONSERVATION ST N	03/28/23	\$562,500	0.000%	\$562,500	\$7,936	\$254,984	\$299,580	\$196,775	1.522
41-15-07-401-002	5385 KNAPP ST NE	03/28/23	\$625,000	0.000%	\$625,000	\$4,737	\$465,060	\$155,203	\$185,288	0.838
41-15-08-201-002	6150 3 MILE RD NE	02/03/23	\$1,300,000	0.000%	\$1,300,000	\$9,446	\$606,185	\$684,369	\$397,362	1.722
41-15-23-301-016	684 HONEY CREEK AVE NE	12/13/22	\$400,000	0.000%	\$400,000	\$9,875	\$341,362	\$48,763	\$164,388	0.297
41-15-01-400-027	3018 MCCABE AVE NE	11/15/22	\$745,000	0.000%	\$745,000	\$74,594	\$252,190	\$418,216	\$451,988	0.925
41-15-32-101-054	581 ALTA DALE AVE SE	11/08/22	\$605,000	0.000%	\$605,000	\$974	\$569,849	\$34,177	\$171,147	0.200
41-15-27-427-012	156 HONEY CREEK AVE SE	10/19/22	\$750,000	0.000%	\$750,000	\$16,859	\$277,794	\$455,357	\$535,934	0.850
41-15-08-151-001	5670 TREEBROOK CT NE	10/11/22	\$1,275,000	0.000%	\$1,275,000	\$71,365	\$376,090	\$827,545	\$854,305	0.969
41-19-01-100-042	1443 SARGENT AVE SE	10/03/22	\$530,000	0.000%	\$530,000	\$12,329	\$297,005	\$220,666	\$229,636	0.961
41-15-27-101-009	333 DOGWOOD AVE NE	08/19/22	\$790,000	0.000%	\$790,000	\$103,244	\$318,547	\$368,209	\$257,803	1.428
41-15-32-351-010	5643 FAR HILL DR SE	05/28/22	\$350,000	0.000%	\$350,000	\$12,906	\$225,997	\$111,097	\$147,725	0.752
41-15-35-400-062	849 PINE VALLEY AVE SE	05/12/22	\$699,900	0.000%	\$699,900	\$17,150	\$191,825	\$490,925	\$381,616	1.286
41-15-25-100-046	8880 EDLYN LANE NE	05/06/22	\$1,150,000	0.000%	\$1,150,000	\$30,040	\$247,398	\$872,562	\$756,585	1.153
41-15-26-400-053	8395 VERGENNES ST SE	04/26/22	\$825,000	0.000%	\$825,000	\$30,716	\$237,309	\$556,975	\$459,496	1.212
41-15-23-301-008	644 HONEY CREEK AVE NE	04/15/22	\$319,900	0.000%	\$319,900	\$8,826	\$295,340	\$15,134	\$169,637	0.089
41-15-19-200-025	925 GRAND RIVER DR NE	04/11/22	\$785,000	0.000%	\$785,000	\$30,079	\$269,521	\$486,400	\$384,874	1.264
Totals:								\$9,980,903	\$9,020,037	1.107
Standard Deviation:										0.420
Coefficient of Dispersion:										0.287210537
Adopted ECF:										1.107

ECF Was: 1.086

41-15-10-100-022	7570 3 MILE RD NE OUTLIER	12/22/23	\$285,000	0.000%	\$285,000	\$0	\$332,710	(\$47,710)	\$134,592	(0.354)
41-15-07-428-003	2383 PETTIS AVE NE OUTLIER	10/04/23	\$370,000	0.000%	\$370,000	\$3,962	\$140,899	\$225,140	\$109,209	2.062
41-15-25-300-034	9095 VERGENNES ST SE OUTLIER	07/18/23	\$525,000	0.000%	\$525,000	\$2,916	\$190,316	\$331,768	\$167,952	1.975
41-19-01-100-048	1551 SARGENT AVE SE OUTLIER	06/30/23	\$600,000	0.000%	\$600,000	\$6,702	\$303,111	\$290,187	\$165,448	1.754
41-15-36-401-002	947 SARGENT AVE SE OUTLIER	09/20/23	\$426,500	0.000%	\$426,500	\$16,244	\$105,692	\$304,564	\$174,354	1.747

Facts for Neighborhood: 1000 '1000 AG & DNR PARCELS'

Residential : 1.107
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

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

AFTER

ADA TOWNSHIP

AV RATIO TEST AG

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-18-101-006	1871 GRAND RIVER DR NE	03/29/24	\$535,000	0.000%	\$535,000	\$255,700	0.478
41-15-27-200-043	7750 SUNQUEST RIDGE DR NE	02/29/24	\$840,000	0.000%	\$840,000	\$354,700	0.422
41-15-10-326-006	7470 KNAPP ST NE	02/23/24	\$465,000	0.000%	\$465,000	\$226,600	0.487
41-15-08-426-015	2255 EGYPT VALLEY AVE NE	01/12/24	\$585,000	0.000%	\$585,000	\$289,400	0.495
41-15-35-400-042	8615 BENNETT ST SE	01/10/24	\$349,900	0.000%	\$349,900	\$154,200	0.441
41-15-35-100-005	465 PINE LAND DR SE	12/22/23	\$370,000	0.000%	\$370,000	\$224,200	0.606
41-15-10-200-058	2430 HONEY CREEK AVE NE	12/12/23	\$500,000	0.000%	\$500,000	\$347,800	0.696
41-15-32-205-012	6030 BUTTONWOOD CT SE	11/30/23	\$421,000	0.000%	\$421,000	\$197,900	0.470
41-15-29-126-007	5951 GRAND RIVER DR NE	10/31/23	\$750,000	0.000%	\$750,000	\$327,600	0.437
41-15-31-276-012	5565 ADA DR SE	10/19/23	\$400,000	0.000%	\$400,000	\$224,700	0.562
41-15-36-401-002	947 SARGENT AVE SE	09/20/23	\$426,500	0.000%	\$426,500	\$141,700	0.332
41-15-25-400-049	9435 VERGENNES ST SE	09/12/23	\$535,000	0.000%	\$535,000	\$261,700	0.489
41-15-06-100-012	3225 GRAND RIVER DR NE	08/04/23	\$630,000	0.000%	\$630,000	\$310,500	0.493
41-15-30-151-015	185 TAOS AVE NE	06/29/23	\$630,000	0.000%	\$630,000	\$362,100	0.575
41-15-12-100-026	2455 MCCABE AVE NE	06/27/23	\$600,000	0.000%	\$600,000	\$257,900	0.430
41-15-36-451-008	1170 SARGENT AVE SE	05/19/23	\$498,000	0.000%	\$498,000	\$215,800	0.433
41-15-19-400-016	749 GRAND RIVER DR NE	05/12/23	\$795,000	0.000%	\$795,000	\$358,100	0.450
41-15-24-151-008	8809 CONSERVATION ST NE	03/28/23	\$562,500	0.000%	\$562,500	\$217,600	0.387
41-15-08-201-002	6150 3 MILE RD NE	02/03/23	\$1,300,000	0.000%	\$1,300,000	\$567,400	0.436
41-15-23-301-016	684 HONEY CREEK AVE NE	12/13/22	\$400,000	0.000%	\$400,000	\$268,700	0.672
41-15-01-400-027	3018 MCCABE AVE NE	11/15/22	\$745,000	0.000%	\$745,000	\$398,600	0.535
41-15-32-101-054	581 ALTA DALE AVE SE	11/08/22	\$605,000	0.000%	\$605,000	\$368,100	0.608
41-15-27-427-012	156 HONEY CREEK AVE SE	10/19/22	\$750,000	0.000%	\$750,000	\$457,300	0.610
41-15-08-151-001	5670 TREEBROOK CT NE	10/11/22	\$1,275,000	0.000%	\$1,275,000	\$628,800	0.493
41-19-01-100-042	1443 SARGENT AVE SE	10/03/22	\$530,000	0.000%	\$530,000	\$274,800	0.518
41-15-27-101-009	333 DOGWOOD AVE NE	08/19/22	\$790,000	0.000%	\$790,000	\$359,700	0.455
41-15-32-351-010	5643 FAR HILL DR SE	06/28/22	\$350,000	0.000%	\$350,000	\$193,100	0.552
41-15-35-400-062	849 PINE VALLEY AVE SE	05/12/22	\$699,900	0.000%	\$699,900	\$313,000	0.447
41-15-25-100-046	8880 EDLYN LANE NE	05/06/22	\$1,150,000	0.000%	\$1,150,000	\$505,600	0.440
41-15-26-400-053	8395 VERGENNES ST SE	04/26/22	\$825,000	0.000%	\$825,000	\$364,700	0.442
41-15-08-151-013	5630 TREEBROOK DR NE	04/25/22	\$1,850,000	0.000%	\$1,850,000	\$610,300	0.330
41-15-23-301-008	644 HONEY CREEK AVE NE	04/15/22	\$319,300	0.000%	\$319,300	\$251,400	0.787
41-15-19-200-025	925 GRAND RIVER DR NE	04/11/22	\$785,000	0.000%	\$785,000	\$387,900	0.494
Aggregate Ratio:							0.480
Standard Deviation:							0.099
Coefficient of Dispersion :							15.17%
Price Related Differential:							1.043

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: AGRICULTURAL-IMPROVING: AG	Building Permit(s)		Date	Number	Status		
8966 4 MILE RD NE	SCHOOL: LOWELL AREA SCHOOL DISTRICT			07/21/2008	B2008-136			
Owner's Name/Address	P.R.E. 100% 04/18/2006			08/30/2004	B2004-182			
MCCABE PATRICIA A	MAP #: STUDY 2013							
8966 4 MILE RD NE	2025 Est TCV 895,063 TCV/TFA: 443.98							
ADA MI 49301	X Improved Vacant							

Tax Description	Description	Frontage	Depth	Rate	Adj. Reason	Value
W 1/2 NW 1/4 * SEC 1 T7N R10W; CONT 61.99 AC	LOW SD SITE 1-10 AC	2025.00	1279.05	1.0000	0.0000 0 100*	0
Comments/Influences	AC DEV LOW	30.18	Acres	11800	90	256,000
	AC NON-TILLABLE	25.37	Acres	4900	50 WET	320,512
	AC NON-TILLABLE	0.91	Acres	4900	100	62,157
	AC ROW	2.53	Acres	0	100	4,459
	* denotes lines that do not contribute to the total acreage calculation.					
	2025 Actual Front Feet, 61.99 Total Acres	Total Est. Land Value =				643,127

Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
Description	6.97	702	2,936
D/W/P: 4in Concrete	3.10	1237	2,301
D/W/P: Asphalt Paving			5,237
Total Estimated Land Improvements	True Cash Value =		

Ⓟ updated LV, LF's, Ag bldgs

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	321,600	125,900	447,500			148,843C
2024	359,500	58,800	418,300			148,843C
2023	201,500	113,500	315,000			141,756C
2022	188,700	118,700	307,400			135,006C

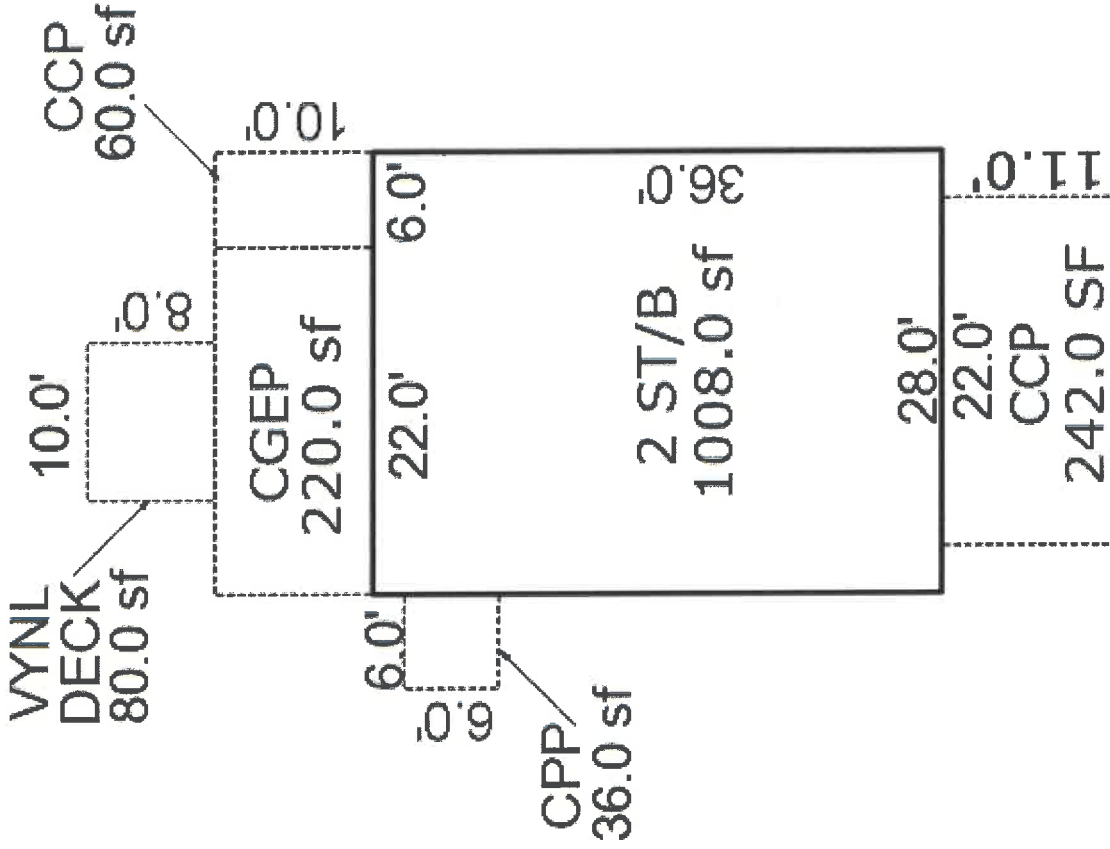


41-15-01-100-001 12/14/2023
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 Licensed To: County of Kent, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(16) Porches/Decks	(17) Garage																																																						
<p>X Single Family</p> <p>Mobile Home</p> <p>Town Home</p> <p>Duplex</p> <p>A-Frame</p>	<p>Eavestrough</p> <p>Insulation</p> <p>0 Front Overhang</p> <p>0 Other Overhang</p>	<table border="1"> <tr> <td>X Gas</td> <td>Oil</td> <td>Elec.</td> </tr> <tr> <td>Wood</td> <td>Coal</td> <td>Steam</td> </tr> </table> <p>Forced Air w/o Ducts</p> <p>Forced Air w/ Ducts</p> <p>Forced Hot Water</p> <p>Electric Baseboard</p> <p>Elec. Ceil. Radiant</p> <p>Radiant (in-floor)</p> <p>Electric Wall Heat</p> <p>Space Heater</p> <p>Wall/Floor Furnace</p> <p>Forced Heat & Cool</p> <p>Heat Pump</p> <p>No Heating/Cooling</p> <p>Central Air</p> <p>Wood Furnace</p>	X Gas	Oil	Elec.	Wood	Coal	Steam	<p>Appliance Allow.</p> <p>Cook Top</p> <p>Dishwasher</p> <p>Garbage Disposal</p> <p>Bath Heater</p> <p>Vent Fan</p> <p>Hot Tub</p> <p>Unvented Hood</p> <p>Vented Hood</p> <p>Intercom</p> <p>Jacuzzi Tub</p> <p>Jacuzzi repl. Tub</p> <p>Oven</p> <p>Microwave</p> <p>Standard Range</p> <p>Self Clean Range</p> <p>Sauna</p> <p>Trash Compactor</p> <p>Central Vacuum</p> <p>Security System</p>	<table border="1"> <tr> <th>Area Type</th> <th>(16) Porches/Decks</th> <th>(17) Garage</th> </tr> <tr> <td>242 CCP</td> <td>(1 Story)</td> <td>Year Built: 2008</td> </tr> <tr> <td>220 CGEP</td> <td>(1 Story)</td> <td>Car Capacity:</td> </tr> <tr> <td>36 CPP</td> <td></td> <td>Class: C</td> </tr> <tr> <td>60 CPP</td> <td></td> <td>Exterior: Siding</td> </tr> <tr> <td>80 Vinyl</td> <td></td> <td>Brick Ven.: 0</td> </tr> <tr> <td></td> <td></td> <td>Stone Ven.: 0</td> </tr> <tr> <td></td> <td></td> <td>Common Wall: Detache</td> </tr> <tr> <td></td> <td></td> <td>Foundation: 42 Inch</td> </tr> <tr> <td></td> <td></td> <td>Finished ?</td> </tr> <tr> <td></td> <td></td> <td>Auto. Doors: 2</td> </tr> <tr> <td></td> <td></td> <td>Mech. Doors: 0</td> </tr> <tr> <td></td> <td></td> <td>Area: 768</td> </tr> <tr> <td></td> <td></td> <td>% Good: 85</td> </tr> <tr> <td></td> <td></td> <td>Storage Area: 0</td> </tr> <tr> <td></td> <td></td> <td>No Conc. Floor: 0</td> </tr> </table>	Area Type	(16) Porches/Decks	(17) Garage	242 CCP	(1 Story)	Year Built: 2008	220 CGEP	(1 Story)	Car Capacity:	36 CPP		Class: C	60 CPP		Exterior: Siding	80 Vinyl		Brick Ven.: 0			Stone Ven.: 0			Common Wall: Detache			Foundation: 42 Inch			Finished ?			Auto. Doors: 2			Mech. Doors: 0			Area: 768			% Good: 85			Storage Area: 0			No Conc. Floor: 0	<p>Interior 1 Story</p> <p>Interior 2 Story</p> <p>2nd/Same Stack</p> <p>Two Sided</p> <p>Exterior 1 Story</p> <p>Exterior 2 Story</p> <p>Prefab 1 Story</p> <p>Prefab 2 Story</p> <p>Heat Circulator</p> <p>Raised Hearth</p> <p>Wood Stove</p> <p>Direct-Vented Gas</p> <p>Class: C</p> <p>Effec. Age: 35</p> <p>Floor Area: 2,016</p> <p>Total Base New : 334,911</p> <p>Total Depr Cost: 223,746</p> <p>Estimated T.C.V: 236,723</p>
X Gas	Oil	Elec.																																																									
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X Wood Frame	<p>(4) Interior</p> <p>X Drywall</p> <p>Plaster</p> <p>Paneled</p> <p>Wood T&G</p> <p>Trim & Decoration</p> <p>Ex X Ord</p> <p>Min</p> <p>Size of Closets</p> <p>Lg X Ord</p> <p>Small</p> <p>Doors: Solid X H.C.</p>	<p>(12) Electric</p> <p>0 Amps Service</p>	<p>Interior 1 Story</p> <p>Exterior 2 Story</p> <p>Foundation</p> <p>Basement</p> <p>Class: C</p> <p>Cost New</p> <p>259,241</p> <p>Depr. Cost</p> <p>168,505</p>	<p>(16) Porches/Decks</p> <p>Area Type</p> <p>242 CCP (1 Story)</p> <p>220 CGEP (1 Story)</p> <p>36 CPP</p> <p>60 CPP (1 Story)</p> <p>80 Vinyl</p>	<p>(17) Garage</p> <p>Year Built: 2008</p> <p>Car Capacity:</p> <p>Class: C</p> <p>Exterior: Siding</p> <p>Brick Ven.: 0</p> <p>Stone Ven.: 0</p> <p>Common Wall: Detache</p> <p>Foundation: 42 Inch</p> <p>Finished ?</p> <p>Auto. Doors: 2</p> <p>Mech. Doors: 0</p> <p>Area: 768</p> <p>% Good: 85</p> <p>Storage Area: 0</p> <p>No Conc. Floor: 0</p> <p>Bsmnt Garage:</p> <p>Carpport Area:</p> <p>Roof:</p>																																																						
<p>Room List</p> <p>Basement</p> <p>1st Floor</p> <p>2nd Floor</p> <p>3 Bedrooms</p>	<p>(5) Floors</p> <p>Kitchen:</p> <p>Other:</p> <p>Other:</p>	<p>(13) Plumbing</p> <p>Average Fixture(s)</p> <p>1 3 Fixture Bath</p> <p>1 2 Fixture Bath</p> <p>Softener, Auto</p> <p>Solar Water Heat</p> <p>No Plumbing</p> <p>Extra Toilet</p> <p>Extra Sink</p> <p>Separate Shower</p> <p>Ceramic Tile Floor</p> <p>Ceramic Tile Wains</p> <p>Ceramic Tub Alcove</p> <p>Vent Fan</p>	<p>Exterior</p> <p>Stone</p> <p>Foundation</p> <p>Basement</p> <p>Other Additions/Adjustments</p> <p>Plumbing</p> <p>2 Fixture Bath</p> <p>Water/Sewer</p> <p>1000 Gal Septic</p> <p>Water Well, 100 Feet</p> <p>Porches</p> <p>CCP (1 Story)</p> <p>CGEP (1 Story)</p> <p>CPP</p> <p>CCP (1 Story)</p> <p>Garages</p> <p>Class: C</p> <p>Exterior: Siding</p> <p>Foundation: 42 Inch (Unfinished)</p> <p>Base Cost</p> <p>29,230</p> <p>Door Opener</p> <p>1,054</p> <p>Fireplaces</p> <p>Exterior 2 Story</p> <p>Deck</p> <p>7,739</p> <p>Vinyl</p> <p>80</p> <p>2,893</p> <p>Totals:</p> <p>334,911</p>	<p>Basement</p> <p>Bsmnt Garage:</p> <p>Carpport Area:</p> <p>Roof:</p>																																																							
<p>(1) Exterior</p> <p>Wood/Shingle</p> <p>Aluminum/Vinyl</p> <p>Brick</p> <p>Insulation</p>	<p>(6) Ceilings</p> <p>X Drywall</p>	<p>(14) Water/Sewer</p> <p>Public Water</p> <p>Public Sewer</p> <p>1 Water Well</p> <p>1 1000 Gal Septic</p> <p>2000 Gal Septic</p> <p>Lump Sum Items:</p>	<p>Other Additions/Adjustments</p> <p>Plumbing</p> <p>2 Fixture Bath</p> <p>Water/Sewer</p> <p>1000 Gal Septic</p> <p>Water Well, 100 Feet</p> <p>Porches</p> <p>CCP (1 Story)</p> <p>CGEP (1 Story)</p> <p>CPP</p> <p>CCP (1 Story)</p> <p>Garages</p> <p>Class: C</p> <p>Exterior: Siding</p> <p>Foundation: 42 Inch (Unfinished)</p> <p>Base Cost</p> <p>29,230</p> <p>Door Opener</p> <p>1,054</p> <p>Fireplaces</p> <p>Exterior 2 Story</p> <p>Deck</p> <p>7,739</p> <p>Vinyl</p> <p>80</p> <p>2,893</p> <p>Totals:</p> <p>334,911</p>	<p>Basement</p> <p>Bsmnt Garage:</p> <p>Carpport Area:</p> <p>Roof:</p>																																																							
<p>(2) Windows</p> <p>Many</p> <p>X Avg.</p> <p>Few</p> <p>Wood Sash</p> <p>Metal Sash</p> <p>Vinyl Sash</p> <p>Double Hung</p> <p>Horiz. Slide</p> <p>Casement</p> <p>Double Glass</p> <p>Patio Doors</p> <p>Storms & Screens</p>	<p>(7) Excavation</p> <p>Basement: 1008 S.F.</p> <p>Crawl: 0 S.F.</p> <p>Slab: 0 S.F.</p> <p>Height to Joists: 0.0</p>	<p>(15) Heating/Cooling</p> <p>Oil</p> <p>Coal</p> <p>Elec.</p> <p>Steam</p> <p>Forced Air w/o Ducts</p> <p>Forced Air w/ Ducts</p> <p>Forced Hot Water</p> <p>Electric Baseboard</p> <p>Elec. Ceil. Radiant</p> <p>Radiant (in-floor)</p> <p>Electric Wall Heat</p> <p>Space Heater</p> <p>Wall/Floor Furnace</p> <p>Forced Heat & Cool</p> <p>Heat Pump</p> <p>No Heating/Cooling</p> <p>Central Air</p> <p>Wood Furnace</p>	<p>Exterior</p> <p>Stone</p> <p>Foundation</p> <p>Basement</p> <p>Other Additions/Adjustments</p> <p>Plumbing</p> <p>2 Fixture Bath</p> <p>Water/Sewer</p> <p>1000 Gal Septic</p> <p>Water Well, 100 Feet</p> <p>Porches</p> <p>CCP (1 Story)</p> <p>CGEP (1 Story)</p> <p>CPP</p> <p>CCP (1 Story)</p> <p>Garages</p> <p>Class: C</p> <p>Exterior: Siding</p> <p>Foundation: 42 Inch (Unfinished)</p> <p>Base Cost</p> <p>29,230</p> <p>Door Opener</p> <p>1,054</p> <p>Fireplaces</p> <p>Exterior 2 Story</p> <p>Deck</p> <p>7,739</p> <p>Vinyl</p> <p>80</p> <p>2,893</p> <p>Totals:</p> <p>334,911</p>	<p>Basement</p> <p>Bsmnt Garage:</p> <p>Carpport Area:</p> <p>Roof:</p>																																																							
<p>(3) Roof</p> <p>X Gable</p> <p>Hip</p> <p>Flat</p> <p>Asphalt Shingle</p>	<p>(8) Basement</p> <p>Conc. Block</p> <p>Poured Conc.</p> <p>Stone</p> <p>Treated Wood</p> <p>Concrete Floor</p> <p>Basement Finish</p> <p>Recreation</p> <p>SF</p> <p>Living</p> <p>SF</p> <p>Walkout Doors (B)</p> <p>No Floor</p> <p>SF</p> <p>Walkout Doors (A)</p> <p>(10) Floor Support</p>	<p>(16) Porches/Decks</p> <p>Area Type</p> <p>242 CCP (1 Story)</p> <p>220 CGEP (1 Story)</p> <p>36 CPP</p> <p>60 CPP (1 Story)</p> <p>80 Vinyl</p>	<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY CIs C Blt 1920</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1008 SF Floor Area = 2016 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <p>Building Areas</p> <p>Stories</p> <p>Exterior</p> <p>Stone</p> <p>Foundation</p> <p>Basement</p> <p>Other Additions/Adjustments</p> <p>Plumbing</p> <p>2 Fixture Bath</p> <p>Water/Sewer</p> <p>1000 Gal Septic</p> <p>Water Well, 100 Feet</p> <p>Porches</p> <p>CCP (1 Story)</p> <p>CGEP (1 Story)</p> <p>CPP</p> <p>CCP (1 Story)</p> <p>Garages</p> <p>Class: C</p> <p>Exterior: Siding</p> <p>Foundation: 42 Inch (Unfinished)</p> <p>Base Cost</p> <p>29,230</p> <p>Door Opener</p> <p>1,054</p> <p>Fireplaces</p> <p>Exterior 2 Story</p> <p>Deck</p> <p>7,739</p> <p>Vinyl</p> <p>80</p> <p>2,893</p> <p>Totals:</p> <p>334,911</p>	<p>Basement</p> <p>Bsmnt Garage:</p> <p>Carpport Area:</p> <p>Roof:</p>																																																							
<p>Chimney:</p>	<p>Joists:</p> <p>Unsupported Len:</p> <p>Cnt.R.Spd:</p>	<p>(17) Garage</p> <p>Year Built: 2008</p> <p>Car Capacity:</p> <p>Class: C</p> <p>Exterior: Siding</p> <p>Brick Ven.: 0</p> <p>Stone Ven.: 0</p> <p>Common Wall: Detache</p> <p>Foundation: 42 Inch</p> <p>Finished ?</p> <p>Auto. Doors: 2</p> <p>Mech. Doors: 0</p> <p>Area: 768</p> <p>% Good: 85</p> <p>Storage Area: 0</p> <p>No Conc. Floor: 0</p> <p>Bsmnt Garage:</p> <p>Carpport Area:</p> <p>Roof:</p>	<p>Notes:</p> <p>ECF (ADA AG) 1.058 => TCV:</p> <p>236,723</p>																																																								

*** Information herein deemed reliable but not guaranteed***



Building Type	Barn - Bank (2 Story) ✓	Arch-Rib (Quonset) Farm ✓	Farm Utility Buildings ✓	Toolshed ✓	Steel Grain Bin ✓
Year Built	1925 ✓	1951 ✓	1925 ✓	1951 ✓	1951 ✓
Class/Construction	D, Frame ✓	S ✓	C ✓	C ✓	N/A ✓
Quality/Exterior	Low Cost ✓	Average ✓	Average ✓	Good ✓	Diameter: 15 ✓
# of Walls, Perimeter	4 Wall, 160 ✓	4 Wall, 120 ✓	4 Wall, 54 ✓	4 Wall, 28 ✓	Floor: Conc. Floor ✓
Height	12 ✓	12 ✓	8 ✓	7 ✓	8 ✓
Heating System	No Heating/Cooling ✓	No Heating/Cooling ✓	No Heating/Cooling ✓	No Heating/Cooling ✓	Fan & Heat: ✓
Length/Width/Area	46 x 34 = 1564 ✓	36 x 24 = 864 ✓	14 x 14 = 196 ✓	8 x 6 = 48 ✓	1 ✓
Cost New	\$ 52,519	\$ 19,293	\$ 7,481	\$ 3,533	\$ 7,699
Phy./Func./Econ. %Good	20/25/100 5.0 ✓	20/100/100 20.0 ✓	20/100/100 20.0	20/100/100 20.0	20/20/100 4.0
Depreciated Cost	\$ 2,626	\$ 3,859	\$ 1,496	\$ 707	\$ 308
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.109 ✓	X 1.109 ✓	X 1.109 ✓	X 1.109 ✓	X 1.109 ✓
% Good	20 ✓	20 ✓	20 ✓	20 ✓	20 ✓
Est. True Cash Value	\$ 2,912	\$ 4,279	\$ 1,659	\$ 784	\$ 342
Comments:	#1	#2	#3	#4	#5
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9976 / All Cards: 9976					

*** Information herein deemed reliable but not guaranteed***

11/19/2024
10:13 AM

Valuation Report

DB: 2025 Study

41-15-01-100-001 2025 Est. T.C.V. MCCABE PATRICIA A
Property Class: 101 8966 4 MILE RD NE
Map #: STUDY 2013 ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	2025.001279.05	1.0000	0.0000		0 100*		0
LOW SD SITE 1-10 AC		3.000 Acres			85,333 100		256,000
AC	DEV LOW	30.18 Acres			11800 90		320,512
AC	NON-TILLABLE	25.37 Acres			4900 50 WET		62,157
AC	NON-TILLABLE	0.91 Acres			4900 100		4,459
AC	ROW	2.53 Acres			0 100		0
* denotes lines that do not contribute to the total acreage calculation.							
2025 Actual Front Feet, 61.99 Total Acres Total Est. Land Value =							643,127

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	702	60	2,936
D/W/P: Asphalt Paving	3.10	1237	60	2,301
Total Estimated Land Improvements True Cash Value =				5,237

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Stone	Basement	1,008		
Total:				259,241	168,505

Other Additions/Adjustments

Plumbing
2 Fixture Bath 1 2,998 1,949

Water/Sewer
1000 Gal Septic 1 4,692 3,050
Water Well, 100 Feet 1 5,602 3,641

Porches
CCP (1 Story) 242 5,968 3,879
CGEP (1 Story) 220 12,852 8,354
CPP 36 928 603
CCP (1 Story) 60 1,714 1,114

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 768 29,230 24,845 *85% Good
Door Opener 2 1,054 896

Fireplaces
Exterior 2 Story 1 7,739 5,030

Deck
Vinyl 80 2,893 1,880

Totals: 334,911 223,746

Notes:

ECF (ADA AG) 1.058 => TCV: 236,723

Ag. Bld 1 1925, 4 Wall Barn, Bank (2 Story) Class:D,Frame Quality:Low Cost
Height: 12 ft

Parcel Number: 41-15-01-100-001

Page: 2

Description	Rate	Size	Cost New
Base Cost	7.16	3128	22,396
Default Walls	9.63	3128	30,123
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/25/100/5			Depr. Cost = 2,626
ECF (ADA AG) 1.109 => TCV of Bldg: 1 =			2,912

Ag. Bld 2 1951, 4 Wall Quonset, Utility Class:S Quality:Average
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	22.33	864	19,293
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20			Depr. Cost = 3,859
ECF (ADA AG) 1.109 => TCV of Bldg: 2 =			4,279

Ag. Bld 3 1925, 4 Wall Utility Building Class:C Quality:Average
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	10.70	196	2,097
Default Walls	27.47	196	5,384
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20			Depr. Cost = 1,496
ECF (ADA AG) 1.109 => TCV of Bldg: 3 =			1,659

Ag. Bld 4 1951, 4 Wall Toolshed Class:C Quality:Good
Height: 7 ft

Description	Rate	Size	Cost New
Base Cost	30.08	48	1,444
Default Walls	43.52	48	2,089
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20			Depr. Cost = 707
ECF (ADA AG) 1.109 => TCV of Bldg: 4 =			784

Ag. Bld 5 1951, 4 Wall Steel Grain Bin Fan&Heat?:No

Description	Rate	Size	Cost New
Steel Bin, without Drying, 15' - 29' Dia.	6,812.00	1	6,812
Steel Bin, Concrete Slab Floor	887.00	1	887
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/20/100/4			Depr. Cost = 308
ECF (ADA AG) 1.109 => TCV of Bldg: 5 =			342

Total Estimated True Cash Value of Agricultural Buildings = 9,976

2025 Est. T.C.V. 41-15-01-100-001 = 895,063
Est. TCV/Total Floor Area = 443.98

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
418,300	418,300	418,300	148,843	0.00		
2025 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,200	0	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
447,500	447,500	447,500	148,843	148,843	148,843	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address 9100 4 MILE RD NE								
Owner's Name/Address HEFFERAN MARGARET M & JOHN D TRUST HEFFERAN MARGARET & JOHN TRUSTEES 4118 PARNELL AVE ADA MI 49301								
Class: AGRICULTURAL-VACANZoning: AG		2025 Est TCV 595,277		Building Permit(s)		Date	Number	Status
School: LOWELL AREA SCHOOL DISTRICT		Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5						
P.R.E. 100% 01/27/2011 Qual. Ag.								
MAP #: STUDY 2013								
Improved		X	Vacant					
Public Improvements				* Factors *				
Dirt Road		Description		Frontage	Depth	Rate	%Adj.	Reason
Gravel Road		978.942540.78		1.0000	0.0000	0	100*	Value
Paved Road		AC		DEV LOW	47.42 Acres	11800	100	559,556
Storm Sewer		AC		NON-TILLABLE	4.90 Acres	4900	100	24,010
Sidewalk		AC		NON-TILLABLE	4.78 Acres	4900	50	11,711
Water		AC		ROW	0.74 Acres	0	100	0
Sewer		* denotes lines that do not contribute to the total acreage calculation.						
Electric		979 Actual Front Feet, 57.84 Total Acres						Total Est. Land Value = 595,277
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
Topography of Site								
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
2025	297,600	0	297,600			78,964C		
2024	377,900	0	377,900			78,964C		
2023	230,800	0	230,800			75,204C		
2022	230,200	0	230,200			71,623C		
Who	When	What						
PW	04/25/2024	REVIEW COM						
JB	12/14/2023	INSPECTED						
JB	11/20/2023	DATA ENTER						

updated LV



*** Information herein deemed reliable but not guaranteed***

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Valuation Report

DB: 2025 Study

41-15-01-100-004	2025 Est. T.C.V.	HEFFERAN MARGARET M & JOHN D TRUST
Property Class: 102		9100 4 MILE RD NE
Map #: STUDY 2013	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	978.942540.78	1.0000	0.0000		0	100*		0
AC	DEV LOW	47.42 Acres	11800	100				559,556
AC	NON-TILLABLE	4.90 Acres	4900	100				24,010
AC	NON-TILLABLE	4.78 Acres	4900	50	WET			11,711
AC	ROW	0.74 Acres	0	100				0
* denotes lines that do not contribute to the total acreage calculation.								
979 Actual Front Feet, 57.84 Total Acres								Total Est. Land Value = 595,277

2025 Est. T.C.V. 41-15-01-100-004 = 595,277

Est. TCv/Total Floor Area = 49.61

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
377,900	377,900	377,900	78,964	0.00		
2025 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-80,300	0	0	0	0	0
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
297,600	297,600	297,600	78,964	78,964	78,964	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: AGRICULTURAL-VACANZoning: AG				Building Permit(s)			
2875 MCCABE AVE NE	School: LOWELL AREA SCHOOL DISTRICT							
Owner's Name/Address	P.R.E. 100% 03/31/1994 Qual. Ag.							
WILLIAM J MYERS JR TRUST	MAP #:							
9215 3 MILE RD NE	2025 Est TCV 768,127							
ADA MI 49301	Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5							

Improved	X	Vacant	Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
			Dirt Road	3057.27	1048.51	1.0000	0	100*	0	
			Gravel Road							
X			Paved Road	59.12	Acres	11800	100		697,616	
			Storm Sewer	14.39	Acres	4900	100		70,511	
			Sidewalk	3.36	Acres	0	100		0	
			Water	* denotes lines that do not contribute to the total acreage calculation.						
			Sewer	3057 Actual Front Feet, 76.87 Total Acres						
			Electric	Total Est. Land Value =					768,127	
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utilis.							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	384,100	0	384,100			82,398C
2024	476,700	0	476,700			82,398C
2023	302,300	0	302,300			78,475C
2022	308,700	0	308,700			74,739C

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utilis.

Topography of Site

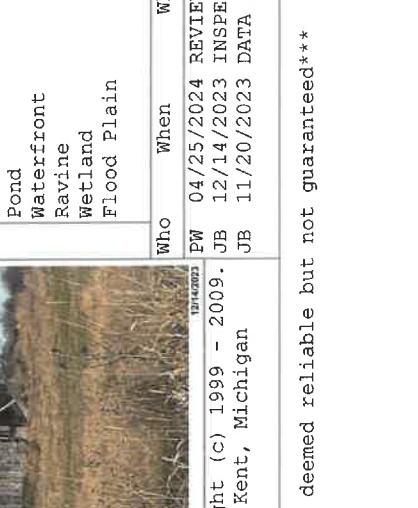
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

- PW 04/25/2024 REVIEW COM
- JB 12/14/2023 INSPECTED
- JB 11/20/2023 DATA ENTER

Tax Description

PART OF NE 1/4 SW 1/4 COM AT SE COR THEREOF TH S 87D 45M 38S W ALONG S 1/8 LINE 1114.78 FT TO A PT 250.0 FT N 87D 45M 38S E ALONG S 1/8 LINE FROM SW COR THEREOF TH N 0D 10M 54S E PAR WITH W 1/8 LINE 4.75 FT TH N 88D 00M 16S E 295.15 FT TH S 00D 00M 00S W 1.50 FT TH N 87D 53M 59S E 819.49 FT TO BEG ALSO S 1/2 SW 1/4 EX S 330.0 FT OF N 973.5 FT OF W 132.0 FT & EX E 208.71 FT OF W 1368.89 FT OF S 208.71 FT & EX N 243.0 FT OF S 600.0 FT OF E 208.71 FT * SEC 1 T7N R10W, CONT 76.87AC: COMBINED ON 06/03/2004 FROM



*** Information herein deemed reliable but not guaranteed***

11/19/2024
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Valuation Report

DB: 2025 Study

41-15-01-300-025	2025 Est. T.C.V.	WILLIAM J MYERS JR TRUST
Property Class: 102		2875 MCCABE AVE NE
Map #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	3057.27	1048.51	1.0000	0.0000	0	100*		0
AC	DEV LOW		59.12 Acres		11800	100		697,616
AC	NON-TILLABLE		14.39 Acres		4900	100		70,511
AC	ROW		3.36 Acres		0	100		0

* denotes lines that do not contribute to the total acreage calculation.

3057 Actual Front Feet, 76.87 Total Acres Total Est. Land Value = 768,127

2025 Est. T.C.V. 41-15-01-300-025 = 768,127

Est. TCv/Total Floor Area = 64.01

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
476,700	476,700	476,700	82,398	0.00		
2025 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-92,600	0	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
384,100	384,100	384,100	82,398	82,398	82,398	

Grantee	HONEY CREEK INVESTORS LLC	Sale Price	***,***	Sale Date	05/14/2007	Inst. Type	WD	Terms of Sale	03-ARM'S LENGTH	Liber & Page	Verified By	OTHER	Prcnt. Trans.	0.0
AMWAY CAPITAL CORP														
ACTIVA REAL EST SERV									21-NOT USED/OTHER					0.0
AMWAY CAPITAL CORP														

Property Address
 8300 4 MILE RD NE
 Owner's Name/Address
 HONEY CREEK INVESTORS LLC
 200 MONROE AVE NW STE 400
 GRAND RAPIDS MI 49503

Class: AGRICULTURAL-IMPROVING: AG Building Permit(s) Date Number Status
 School: LOWELL AREA SCHOOL DISTRICT
 P.R.E. 0%
 MAP #: 2025 Est TCV 2,162,740
 X Improved Vacant Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

Tax Description
 W 1/2 NE1/4 1/4 ALSO NW1/4 1/4 EX N 560 FT OF W 1115 FT & EX W 50.0 FT OF REMAINDER * SEC 2, T7N-R10W; CONT 171.77 AC

Comments/Influences
 Year Activated: 1980.
 Year Activated: 1980.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	993,800	87,600	1,081,400			666,753C
2024	1,350,000	0	1,350,000			666,753C
2023	774,800	84,200	859,000			635,003C
2022	749,600	103,200	852,800			604,765C



Land Improvement Cost Estimates
 Description Rate Size & Good Cash Value
 D/W/P: Asphalt Paving 3.10 19970 ✓ 67 41,478
 D/W/P: 3.5 Concrete 6.58 1120 ✓ 67 4,938
 Ad-Hoc Unit-In-Place Items
 Description Rate Size & Good Cash Value
 /C116/YARI/RAIPD/OVES/DECCROMA 10.25 750 ✓ 61 4,690
 Total Estimated Land Improvements True Cash Value = 51,106

Updated LV, LI & bldg attributes

*** Information herein deemed reliable but not guaranteed***
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Building Type	Farm Implement (Equipment)		
Year Built	2008		
Class/Construction	D,Pole		
Quality/Exterior	Good		
# of Walls, Perimeter	4 Wall, 288		
Height	14		
Heating System	Hot Water, Radiant		
Length/Width/Area	104 x 40 = 4160		
Cost New	\$ 164,486		
Phy./Func./Econ. %Good	68/100/100 68.0		
Depreciated Cost	\$ 111,850		
+ Unit-In-Place Items	\$ 0		
Description, Size X Rate X %Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.109		
% Good	68		
Est. True Cash Value	\$ 124,042		
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 124042 / All Cards: 124042			

*** Information herein deemed reliable but not guaranteed***

11/19/2024
10:13 AM

Valuation Report

DB: 2025 Study

41-15-02-100-009 2025 Est. T.C.V. HONEY CREEK INVESTORS LLC
 Property Class: 101 8300 4 MILE RD NE
 Map #: ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	2920.0025	12.76	1.0000	0.0000	0 100*		0
AC	DEV LOW		168.44 Acres		11800 100		1,987,592
AC	ROW		3.33 Acres		0 100		0

* denotes lines that do not contribute to the total acreage calculation.
 2920 Actual Front Feet, 171.77 Total Acres Total Est. Land Value = 1,987,592

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	19970	67	41,478
D/W/P: 3.5 Concrete	6.58	1120	67	4,938
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RAIPD/OVES/DECCROMA	10.25	750	61	4,690
Total Estimated Land Improvements True Cash Value =				51,106

Ag. Bld 1 2008, 4 Wall Equipment Shop Class:D,Pole Quality:Good
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	20.10	4160	83,616
Default Walls	7.05	4160	29,328
Hot Water Radiant	12.39	4160	51,542

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Depr. Cost = 111,850
 TCF (ADA AG) 1.109 => TCV of Bldg: 1 = 124,042

Total Estimated True Cash Value of Agricultural Buildings = 124,042

2025 Est. T.C.V. 41-15-02-100-009 = 2,162,740

Est. TCV/Total Floor Area = 180.23, Most recent sale 09/25/2000 for 0

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,350,000	1,350,000	1,350,000	666,753	0.00		
2025 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-268,600	0	0	0		
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,081,400	1,081,400	1,081,400	666,753	666,753		0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: AGRICULTURAL-VACAN Zoning: AG Building Permit(s) Date Number Status							
3195 GILES AVE NE	School: LOWELL AREA SCHOOL DISTRICT							
Owner's Name/Address	P.R.E. 100% 05/01/2007							
MCCABE PATRICIA A	MAP #:							
8966 4 MILE RD NE	2025 Est TCV 385,858							
ADA MI 49301	Land Value Estimates for Land Table ADA-A, ADA AG & RES ECF ZONE 5							

Tax Description	NE 1/4, SE 1/4 * SEC 2, T7N-R10W; CONT 40.00 AC	Comments/Influences	

Public Improvements	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value AC ROW 1.00 Acres 0 100* 0 AC NON-TILLABLE 3.24 Acres 4900 100 15,876 AC NON-TILLABLE 5.56 Acres 4900 50 SWAMP/WET 13,622 AC DEV LOW 30.20 Acres 11800 100 356,360 * denotes lines that do not contribute to the total acreage calculation. 1320 Actual Front Feet, 40.00 Total Acres Total Est. Land Value = 385,858
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Topography of Site

Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood plain HIGH FRONT

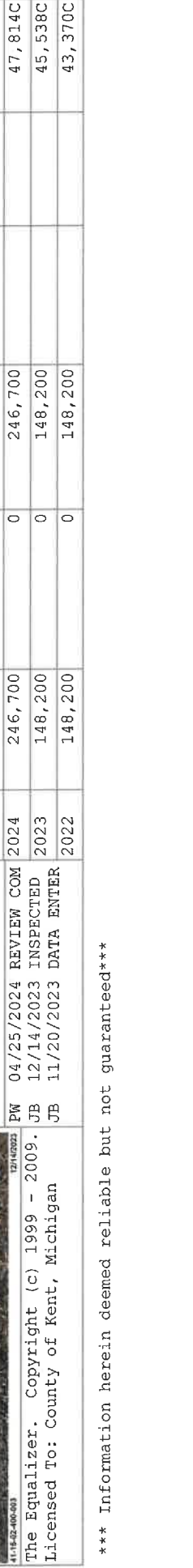
Who When What

PW 04/25/2024 REVIEW COM

JB 12/14/2023 INSPECTED

JB 11/20/2023 DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	192,900	0	192,900			47,814C
2024	246,700	0	246,700			47,814C
2023	148,200	0	148,200			45,538C
2022	148,200	0	148,200			43,370C



*** Information herein deemed reliable but not guaranteed***

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Valuation Report

DB: 2025 Study

41-15-02-400-003 2025 Est. T.C.V. MCCABE PATRICIA A
Property Class: 102 3195 GILES AVE NE
Map #: ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	1320.00	1287.00	1.0000	0.0000	0 100*		0
AC	ROW		1.00 Acres		0 100		0
AC	NON-TILLABLE		3.24 Acres		4900 100		15,876
AC	NON-TILLABLE		5.56 Acres		4900 50 SWAMP/WET		13,622
AC	DEV LOW		30.20 Acres		11800 100		356,360
* denotes lines that do not contribute to the total acreage calculation.							
1320 Actual Front Feet, 40.00 Total Acres Total Est. Land Value =							385,858

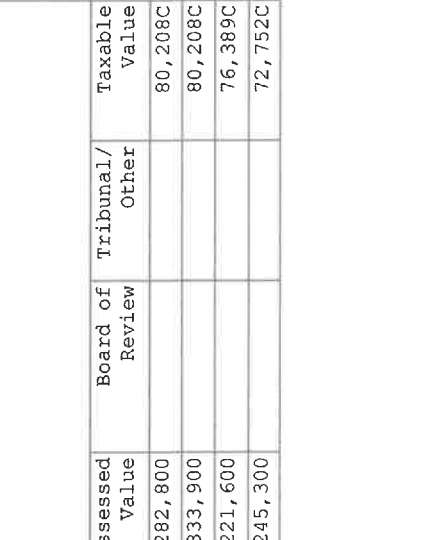
2025 Est. T.C.V. 41-15-02-400-003							=	385,858
Est. TCv/Total Floor Area = 0.00								
2024 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.			
246,700	246,700	246,700	47,814		0.00			
2025	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	-53,800	0	0	0	0		
2025 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
192,900	192,900	192,900	47,814		47,814		47,814	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: AGRICULTURAL-VACANZoning: AG	Building Permit(s)	Date	Number	Status			
8755 3 MILE RD NE	SCHOOL: LOWELL AREA SCHOOL DISTRICT							
Owner's Name/Address	P.R.E. 100% 03/31/1994 Qual. Ag.							
WILLIAM JAY MYERS JR TRUST	MAP #:							
9215 3 MILE RD NE	2025 Est TCV 565,645							
ADA MI 49301	Improved	X	Vacant					

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5	
Public Improvements	* Factors *
Dirt Road	Description
Gravel Road	Frontage
Paved Road	Depth
Storm Sewer	Front
Sidewalk	Depth
Water	Rate
Sewer	%Adj.
Electric	Reason
Gas	Value
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	
Topography of Site	

X	AC	DEV LOW	34.87 Acres	11800	100	0	100*	411,466
X	AC	NON-TILLABLE	27.94 Acres	4900	100	0		136,906
X	AC	NON-TILLABLE	7.05 Acres	4900	50	0	WET	17,273
X	AC	ROW	3.84 Acres	0	100	0		0
* denotes lines that do not contribute to the total acreage calculation.								
1320 Actual Front Feet, 73.70 Total Acres								565,645
1320.002305.38 1.0000 0.0000 0 100*								

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	282,800	0	282,800			80,208C
2024	333,900	0	333,900			80,208C
2023	221,600	0	221,600			76,389C
2022	245,300	0	245,300			72,752C



N.C.

Who When What

PW 04/25/2024 REVIEW COM

JB 12/14/2023 INSPECTED

JB 11/20/2023 DATA ENTER

41-15-02-400-004 12/14/2023

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Valuation Report

DB: 2025 Study

41-15-02-400-004	2025 Est. T.C.V.	WILLIAM JAY MYERS JR TRUST
Property Class: 102		8755 3 MILE RD NE
Map #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	1320.002305.38	1.0000	0.0000		0 100*		0
AC	DEV LOW	34.87 Acres	11800	100			411,466
AC	NON-TILLABLE	27.94 Acres	4900	100			136,906
AC	NON-TILLABLE	7.05 Acres	4900	50	WET		17,273
AC	ROW	3.84 Acres	0	100			0

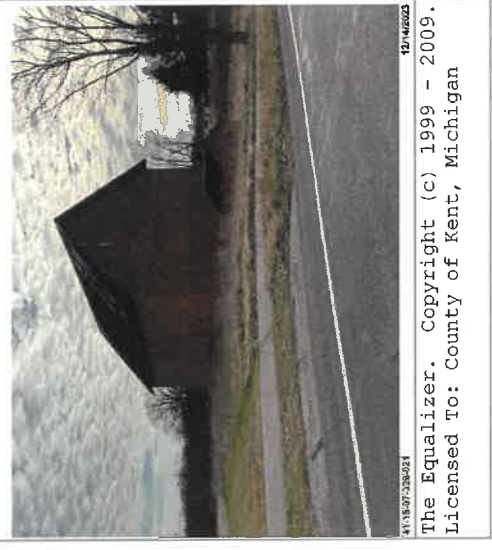
* denotes lines that do not contribute to the total acreage calculation.

1320 Actual Front Feet, 73.70 Total Acres Total Est. Land Value = 565,645

2025 Est. T.C.V. 41-15-02-400-004							=	565,645
Est. TCV/Total Floor Area =	0.00							
2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
333,900	333,900	333,900	80,208	0.00				
2025	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	-51,100	0	0	0			
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
282,800	282,800	282,800	80,208	80,208	80,208			

Grantor		Grantee		Sale Price		Sale Date		Inst. Type		Terms of Sale		Liber & Page		Verified By		Prct. Trans.			
Property Address		Class: AGRICULTURAL-IMPROVING: AG		Building Permit(s)		Date		Number		Status									
2210 GRAND RIVER DR NE		SCHOOL: NORTHVIEW PUBLIC SCHOOL DIST																	
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 226,667													
ONEILL JOHN J 1575 LAKE DR SE NO 2 GRAND RAPIDS MI 49506		Vacant																	
Tax Description		Public Improvements		Description		Frontage		Depth		Rate		%Adj.		Reason		Value			
PART SWFRL 1/4 COM 774.85 FT SLY ALONG CL OF GRAND RIVER DR FROM CL OF KNAPP ST TH S 83D 47M 53S E TO W BANK OF GRAND RIVER TH SLY ALONG W BANK OF SD RIVER TO S LINE OF N 1/2 SWFRL 1/4 TH W ALONG SD S LINE TO CL OF GRAND RIVER DR TH NLY TO BEG * SEC 7 T7N R10W; CONT 4.93 AC		Dirt Road		380.00		761.38		1.0000		0.0000		0		0*		0			
		Gravel Road		LOW SD SITE 1-10 AC		1.879		Acres		111,311		100				209,153			
		Storm Sewer		NON-TILLABLE		2.76		Acres		4900		50		FEMA FLOOD ZONE 2.763		6,			
		Sidewalk		ROW		0.29		Acres		0		100				0			
		Water		* denotes lines that do not contribute to the total acreage calculation.		380		Actual Front Feet,		4.93		Total Acres		Total Est. Land Value =		215,922			
		Sewer																	
		Electric																	
		Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
MVH		10/14/2024		REVIEW COM		2025		108,000		5,300		113,300						37,957C	
JB		12/14/2023		INSPECTED		2024		61,900		53,800		115,700						37,957C	
JB		12/04/2023		DATA ENTER		2023		19,800		66,900		86,700						36,150C	
						2022		82,100		0		82,100						34,429C	

Updated LV: AG bldgs



*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - Bank (2 Story) - Milk Houses		
Year Built			
Class/Construction	D, Frame ✓	C ✓	
Quality/Exterior	Low Cost ✓	Average ✓	
# of Walls, Perimeter	4 Wall, 180 ✓	4 Wall, 64 ✓	
Height	18 ✓	8 ✓	
Heating System	No Heating/Cooling ✓	No Heating/Cooling ✓	
Length/Width/Area	50 x 40 = 2000 ✓	14 x 18 = 252 ✓	
Cost New	\$ 73,280	\$ 20,964	
Phy./Func./Econ. %Good	30/25/100 7.5	20/100/100 20.0 ✓	
Depreciated Cost	\$ 5,496	\$ 4,193	
+ Unit-In-Place Items	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.109	X 1.109	
% Good	30 ✓	20 ✓	
Est. True Cash Value	\$ 6,095	\$ 4,650	
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10745 / All Cards: 10745			

*** Information herein deemed reliable but not guaranteed***

11/19/2024
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Valuation Report

DB: 2025 Study

41-15-07-326-021 2025 Est. T.C.V. ONEILL JOHN J
 Property Class: 101 2210 GRAND RIVER DR NE
 Map #: ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
	380.00	761.38	1.0000	0.0000	0	0*	0
LOW SD SITE 1-10 AC			1.879 Acres		111,311	100	209,153
AC	NON-TILLABLE		2.76 Acres		4900	50 FEMA FLOOD ZONE 2.763	6,769
AC	ROW		0.29 Acres		0	100	0
* denotes lines that do not contribute to the total acreage calculation.							
380 Actual Front Feet, 4.93 Total Acres Total Est. Land Value =							215,922

Ag. Bld 1 0, 4 Wall Barn, Bank (2 Story) Class:D,Frame Quality:Low Cost
 Height: 18 ft

Description	Rate	Size	Cost New
Base Cost	7.81	4000	31,240
Default Walls	10.51	4000	42,040

Phy/Ab.Phy/Func/Econ/Comb. % Good=30/100/25/100/7.5 Depr. Cost = 5,496
 ECF (ADA AG) 1.109 => TCV of Bldg: 1 = 6,095

Ag. Bld 2 0, 4 Wall Milk House Class:C Quality:Average
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	51.54	252	12,988
Default Walls	31.65	252	7,976

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20 Depr. Cost = 4,193
 ECF (ADA AG) 1.109 => TCV of Bldg: 2 = 4,650

Total Estimated True Cash Value of Agricultural Buildings = 10,745

2025 Est. T.C.V. 41-15-07-326-021 = 226,667

Est. TCV/Total Floor Area = 0.00						
2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,700	115,700	115,700	37,957	0.00		
2025	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,300	113,300	113,300	37,957	37,957	0	

Grantor
 7051 KNAPP ST NE
 Owner's Name/Address
 HEIN ROY M & RUTH A
 28 N LINCOLN ST
 ROCKFORD MI 49341

Property Address
 7051 KNAPP ST NE

Class: AGRICULTURAL-IMPROV Zoning: AG
 School: LOWELL AREA SCHOOL DISTRICT
 P.R.E. 0%
 MAP #: 2025 Est TCV 254,959
 X Improved Vacant Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

Tax Description	Description	Frontage	Depth	Rate	Adj.	Reason	Value
411509276007 PART OF NE 1/4 COM 862.42 FT S 89D 05M 47S W ALONG E&W 1/4 LINE FROM E 1/4 COR TH S 89D 05M 47S W 200.0 FT TH N 0D 39M 58S E 660.16 FT TH N 89D 03M 54S E 200.0 FT TH S 0D 39M 58S W 660.28 FT TO BEG * SEC 9 T7N R10W 3.03 A.	LOW SD SITE 1-10 AC	200.00	627.26	1.0000	0	0*	0
SPLIT/COMBINED ON 08/11/2016 FROM 41-15-09-276-001, 41-15-09-276-002, 41-15-09-276-003; SPLIT/COMBINED ON 09/02/2016 FROM 41-15-09-276-001, 41-15-09-276-002, 41-15-09-276-003;	AC ROW			2.880	Acres	100	251,536
Comments/Influences	* Factors * 0.15 Acres * denotes lines that do not contribute to the total acreage calculation. 200 Actual Front Feet, 3.03 Total Acres Total Est. Land Value = 251,536						

Updated AG bldg

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,800	1,700	127,500			26,472C
2024	49,300	52,200	101,500			26,472C
2023	25,900	53,900	79,800			25,212C
2022	60,500	0	60,500			24,012C



41-15-09-276-007
 12/14/2023
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*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose		
Year Built			
Class/Construction	D, Frame ✓		
Quality/Exterior	Low Cost ✓		
# of Walls, Perimeter	4 Wall, 95 ✓		
Height	10 ✓		
Heating System	No Heating/Cooling ✓		
Length/Width/Area	27 x 20 = 540 ✓		
Cost New	\$ 15,433 ✓		
Phy./Func./Econ. %Good	40/50/100 20.0 ✓		
Depreciated Cost	\$ 3,087 ✓		
+ Unit-In-Place Items	\$ 0		
Description, Size X Rate X %Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.109 ✓		
% Good	40 ✓		
Est. True Cash Value	\$ 3,423		
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3423 / All Cards: 3423			

*** Information herein deemed reliable but not guaranteed***

11/19/2024
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Valuation Report

DB: 2025 Study

41-15-09-276-007	2025 Est. T.C.V.	HEIN ROY M & RUTH A
Property Class: 101		7051 KNAPP ST NE
Map #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	200.00	627.26	1.0000	0.0000	0	0*	0
LOW SD SITE 1-10 AC			2.880	Acres	87,339	100	251,536
AC ROW			0.15	Acres	0	100	0

* denotes lines that do not contribute to the total acreage calculation.
200 Actual Front Feet, 3.03 Total Acres Total Est. Land Value = 251,536

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	17.61	540	9,509
Default Walls	10.97	540	5,924

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/50/100/20 Depr. Cost = 3,087
ECF (ADA AG) 1.109 => TCV of Bldg: 1 = 3,423

Total Estimated True Cash Value of Agricultural Buildings = 3,423

2025 Est. T.C.V. 41-15-09-276-007 = 254,959

Est. TCV/Total Floor Area = 0.00					
2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,500	101,500	101,500	26,472	0.00	
2025 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,000	0	0	0	0
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,500	127,500	127,500	26,472	26,472	0

Grantee	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
Property Address	2400 MCCABE AVE NE							
Owner's Name/Address	GILLET RICHARD M JR & CHERYL 3100 BOYNTON AVE ADA MI 49301							

Class: AGRICULTURAL-VACANZoning: AG Building Permit(s) Date Number Status

School: LOWELL AREA SCHOOL DISTRICT

P.R.E. 100% 02/09/1994 Qual. Ag.

MAP #: STUDY 2013

2025 Est TCV 598,597

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value
			Dirt Road	1330.002425	93	1.0000	0.0000	0	100*		0
			Gravel Road			39.28	Acres	11800	100		463,504
			Paved Road			20.34	Acres	4900	100		99,666
			Storm Sewer			14.46	Acres	4900	50	WET	35,427
			Sidewalk			0.19	Acres	0	100		0
			Water			1.00	Acres	0	100		0
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utilis.								
			Topography of Site								
			Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Who	When	What						
			PW	04/25/2024	REVIEW COM						
			JB	12/14/2023	INSPECTED						
			JB	11/20/2023	DATA ENTER						

* Factors *

1330 Actual Front Feet, 75.27 Total Acres Total Est. Land Value = 598,597

* denotes lines that do not contribute to the total acreage calculation.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	299,300	0	299,300			90,669C
2024	357,900	0	357,900			90,669C
2023	238,500	0	238,500			86,352C
2022	249,600	0	249,600			82,240C

41-15-12-400-003 12/18/2023

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*** Information herein deemed reliable but not guaranteed***

11/19/2024
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Valuation Report

DB: 2025 Study

41-15-12-400-003	2025 Est. T.C.V.	GILLETT RICHARD M JR & CHERYL
Property Class: 102		2400 MCCABE AVE NE
ap #: STUDY 2013	ADA	LOWELL, MI 49331

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	1330.00	2425.93	1.0000	0.0000	0	100*		0
AC	DEV LOW		39.28 Acres		11800	100		463,504
AC	NON-TILLABLE		20.34 Acres		4900	100		99,666
AC	NON-TILLABLE		14.46 Acres		4900	50	WET	35,427
AC	DRAIN		0.19 Acres		0	100		0
AC	ROW		1.00 Acres		0	100		0


* denotes lines that do not contribute to the total acreage calculation.

1330 Actual Front Feet, 75.27 Total Acres Total Est. Land Value = 598,597

2025 Est. T.C.V. 41-15-12-400-003 = 598,597

Est. TCv/Total Floor Area = 49.88

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
357,900	357,900	357,900	90,669	0.00		
2025	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-58,600	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
299,300	299,300	299,300	90,669	90,669	90,669	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: AGRICULTURAL-VACANZoning: AG		Building Permit(s)		Date		Status
8700 2 MILE RD NE		School: LOWELL AREA SCHOOL DISTRICT						
Owner's Name/Address		P.R.E. 100% 11/14/2003						
JAKEWAY JOSEPH V TRUST		MAP #:						
JOHN JAKEWAY		2025 Est TCV 553,445						
7766 WABASIS LAKE RD		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5				
ROCKFORD MI 49341		Public Improvements		* Factors *				
Tax Description		Dirt Road		Description		Frontage		Depth
COM 678.79 FT W ALONG N SEC FROM NW COR		Gravel Road		541.216838.92		1.0000		0.0000
OF E 5/8 NE 1/4 TH S 237 FT TH W 140 FT		Paved Road		AC NON-TILLABLE		65.17 Acres		4900
TH S 306.26 FT TH W 208.03 TO E LINE OF W		Storm Sewer		AC DEV LOW		19.84 Acres		11800
330 FT OF E 5/8 NE 1/4 TH S TO S LINE OF		Sidewalk		AC ROW		0.48 Acres		0
N 660 FT OF NE 1/4 TH W ALONG SD LINE TO		Water		* denotes lines that do not contribute to the total acreage calculation.				
W LINE OF E 5/8 NE 1/4 TH S ALONG SD W		Sewer		541 Actual Front Feet, 85.49 Total Acres		Total Est. Land Value =		553,445
LINE OF E 5/8 NE 1/4 TO E/W 1/4 LINE TH E		Electric						
ALONG E/W 1/4 LINE TO E 1/4 COR TH N TO S		Gas						
LINE OF N 807 FT OF NE 1/4 TH W ALONG SD		Curb						
LINE TO W LINE OF E 330 FT OF NE 1/4 TH N		Street Lights						
ALONG SD W LINE 807 FT TO N SEC LINE TH W		Standard Utilities						
TO BEG * SEC 14, T7N- R10W, CONT 85.49		Underground Utils.						
AC: Combine on 11/14/2003 from		Topography of Site						
		Level		Year		Assessed Value		Taxable Value
		X Rolling		2025		276,700		110,770C
		Low		2024		298,600		110,770C
		High		2023		228,000		105,496C
		Landscaped		2022		281,400		100,473C
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
Wetland								
Flood Plain								
Who		When		What				
X		04/25/2024		REVIEW COM				
PW		12/14/2023		INSPECTED				
JB		11/20/2023		DATA ENTER				

Updated LV

*** Information herein deemed reliable but not guaranteed***

11/19/2024
10:13 AM

Valuation Report

DB: 2025 Study

41-15-14-200-013	2025 Est. T.C.V.	JAKEWAY JOSEPH V TRUST
Property Class: 102		8700 2 MILE RD NE
Ap #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	541.216838	92	1.0000	0.0000	0	100*		0
AC	NON-TILLABLE	65.17 Acres	4900	100				319,333
AC	DEV LOW	19.84 Acres	11800	100				234,112
AC	ROW	0.48 Acres	0	100				0

* denotes lines that do not contribute to the total acreage calculation.

541 Actual Front Feet, 85.49 Total Acres Total Est. Land Value = 553,445

2025 Est. T.C.V. 41-15-14-200-013 = 553,445

Est. TCv/Total Floor Area = 46.12

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
298,600	298,600	298,600	110,770	0.00		
2025 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-21,900	0	0	0		
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
276,700	276,700	276,700	110,770	110,770	110,770	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
	ADA HOLDINGS LLC	383,000	01/28/2000	WD	03-ARM'S LENGTH	4966:7	OTHER	0.0
	ADA HOLDINGS LLC	383,000	01/28/2000	WD	21-NOT USED/OTHER	PTA:1	OTHER	0.0
	ADA HOLDINGS LLC	0	01/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
 5900 2 MILE RD NE
 Owner's Name/Address
 TUBERGEN PROPERTIES LLC
 BUTTWOOD CAPITAL MANAGEMENT
 7505 RIVER ST STE 200
 ADA MI 49301

Class: AGRICULTURAL-IMPROVING: AG
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.E. 100% 09/30/2017 Qual. Ag.
 MAP #:
 2025 Est TCV 1,842,249 TCV/TFA: 1462.1
 X Improved Vacant
 Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

Description	Frontage	Depth	Rate	Reason	Value
Dirt Road	27.31	Acres	20900	100	570,779
Gravel Road	9.86	Acres	11800	100	116,348
Paved Road	0.83	Acres	0	100	0
Storm Sewer	38.00	Total Acres		Total Est. Land Value =	687,127
Sidewalk					
Water					
Sewer					
Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					

Land Improvement Cost Estimates
 Description
 D/W/P: 4in Ren. Conc. Rate 8.18 Size & Good 1800 94 Cash Value 13,841
 D/W/P: 4in Concrete Rate 6.97 700 94 4,586
 Total Estimated Land Improvements True Cash Value = 18,427

Topography of Site
 Level Rolling
 Low Low
 High High
 Landscaped Landscaped
 Swamp Swamp
 Wooded Wooded
 Pond Pond
 Waterfront Waterfront
 Ravine Ravine
 Wetland Wetland
 Flood Plain Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	343,600	577,500	921,100			756,786C
2024	381,000	548,300	929,300			756,786C
2023	868,800	0	868,800			720,749C
2022	631,600	0	631,600			455,285C

updated LV, comm bldg



41-15-17-100-003
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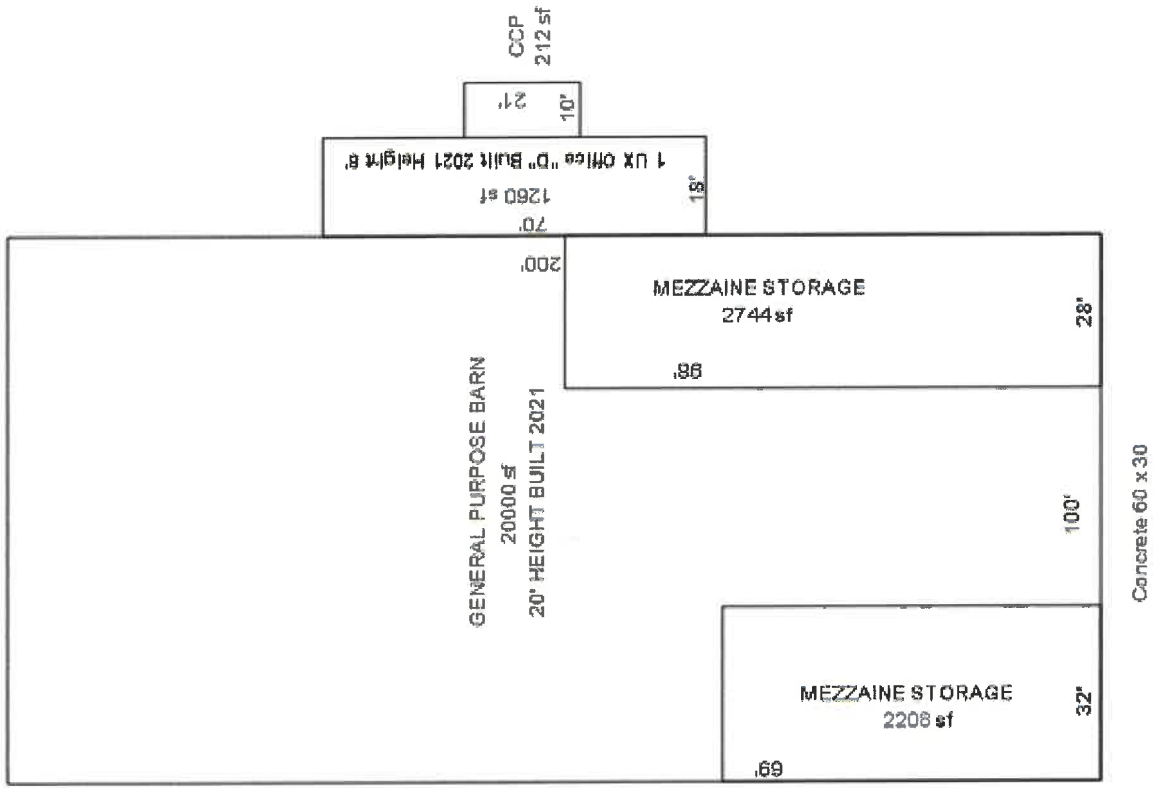
*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose		
Year Built	2021		
Class/Construction	D, Pole		
Quality/Exterior	Good		
# of Walls, Perimeter	4 Wall, 600		
Height	20		
Heating System	No Heating/Cooling		
Length/Width/Area	200 x 100 = 20000		
Cost New	\$ 755,600		
Phy./Func./Econ. %Good	94/100/100 94.0		
Depreciated Cost	\$ 710,264		
+ Unit-In-Place Items	\$ 0		
Description, Size X Rate X %Good = Cost Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.109		
% Good	94		
Est. True Cash Value	\$ 787,683		
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 787683 / All Cards: 787683			

*** Information herein deemed reliable but not guaranteed***

<p>Desc. of Bldg/Section: <input checked="" type="checkbox"/> Office Buildings</p> <p>Calculator Occupancy: Office Buildings</p> <p>Class: D Quality: Average</p> <p>Stories: 1 Story Height: 10 Perimeter: 0</p> <p>Overall Building Height: 10</p> <p>Base Rate for Upper Floors = 141.34</p> <p>Mezzanine 1 Storage Base Rate = 28.68</p> <p>(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.26 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 169.60</p> <p>Total Floor Area: 1,260 Base Cost New of Upper Floors = 213,696</p> <p>Mezzanine 1 Area: 4,952 Base Cost New of Mezzanine = 142,023</p> <p>Eff. Age: 3 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0</p> <p>Total Depreciated Cost = 330,819</p> <p><<<<<< Calculator Cost Computations</p> <p>>>>>>></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> <tr> <td>** ** *</td> <td>Calculator Cost Data</td> <td>** ** *</td> <td>** ** *</td> <td>** ** *</td> </tr> <tr> <td colspan="5">Quality: Average</td> </tr> <tr> <td colspan="5">Heat#1: Package Heating & Cooling / 100%</td> </tr> <tr> <td colspan="5">Heat#2: Package Heating & Cooling 0%</td> </tr> <tr> <td colspan="5">Ave. Sqft/Story: 1260</td> </tr> <tr> <td colspan="5">Ave. Perimeter:</td> </tr> <tr> <td colspan="5">Has Elevators:</td> </tr> <tr> <td colspan="5">*** Basement Info ***</td> </tr> <tr> <td colspan="5">Area:</td> </tr> <tr> <td colspan="5">Perimeter:</td> </tr> <tr> <td colspan="5">Type:</td> </tr> <tr> <td colspan="5">Heat: Hot Water, Radiant Floor</td> </tr> <tr> <td colspan="5">* Mezzanine Info *</td> </tr> <tr> <td colspan="5">Area #1: 4952</td> </tr> <tr> <td colspan="5">Type #1: Good Storage / (No Rates)</td> </tr> <tr> <td colspan="5">Area #2:</td> </tr> <tr> <td colspan="5">Type #2:</td> </tr> <tr> <td colspan="5">* Sprinkler Info *</td> </tr> <tr> <td colspan="5">Area:</td> </tr> <tr> <td colspan="5">Type: Average</td> </tr> </table> <p>(1) Excavation/Site Prep:</p> <p>(2) Foundation: Footings</p> <p>X Poured Conc. Brick/Stone Block</p> <p>(3) Frame:</p> <p>(4) Floor Structure:</p> <p>(5) Floor Cover:</p> <p>(6) Ceiling:</p> <p>(7) Interior:</p> <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Many</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Average</td> <td style="width:15%;">Typical</td> <td style="width:15%;">Few</td> <td style="width:15%;">None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td>Wash Bowls</td> <td>Water Heaters</td> <td>Wash Fountains</td> <td>Water Softeners</td> </tr> <tr> <td>3-Piece Baths</td> <td>2-Piece Baths</td> <td>Shower Stalls</td> <td>Toilets</td> <td></td> <td></td> </tr> </table> <p>(9) Sprinklers:</p> <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Gas</td> <td style="width:15%;">Coal</td> <td style="width:15%;">Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table> <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Outlets:</td> <td style="width:15%;">Fixtures:</td> </tr> <tr> <td>Few</td> <td>Average</td> </tr> <tr> <td>Average</td> <td>Many</td> </tr> <tr> <td>Many</td> <td>Unfinished</td> </tr> <tr> <td>Unfinished</td> <td>Typical</td> </tr> <tr> <td>Typical</td> <td>Incandescent</td> </tr> <tr> <td>Flex Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Mercury</td> </tr> <tr> <td>Armored Cable</td> <td>Sodium Vapor</td> </tr> <tr> <td>Non-Metallic</td> <td>Transformer</td> </tr> <tr> <td>Bus Duct</td> <td>(40) Exterior Wall:</td> </tr> <tr> <td colspan="2">Thickness</td> </tr> <tr> <td colspan="2">Bsmnt Insul.</td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> <p>(14) Roof Cover:</p> <p>Architectural Multiplier: 0.00</p> <p>Total Cost New = 0</p> <p><<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>></p> <p>(39) Miscellaneous:</p> <p>Reproduction/Replacement Cost = 0</p> <p>Reproduction/Replacement Cost = 0</p>	High	Above Ave.	Ave.	X	Low	** ** *	Calculator Cost Data	** ** *	** ** *	** ** *	Quality: Average					Heat#1: Package Heating & Cooling / 100%					Heat#2: Package Heating & Cooling 0%					Ave. Sqft/Story: 1260					Ave. Perimeter:					Has Elevators:					*** Basement Info ***					Area:					Perimeter:					Type:					Heat: Hot Water, Radiant Floor					* Mezzanine Info *					Area #1: 4952					Type #1: Good Storage / (No Rates)					Area #2:					Type #2:					* Sprinkler Info *					Area:					Type: Average					Many	Above Ave.	Average	Typical	Few	None	Total Fixtures	Urinals	Wash Bowls	Water Heaters	Wash Fountains	Water Softeners	3-Piece Baths	2-Piece Baths	Shower Stalls	Toilets			Gas	Coal	Hand Fired	Oil	Stoker	Boiler	Outlets:	Fixtures:	Few	Average	Average	Many	Many	Unfinished	Unfinished	Typical	Typical	Incandescent	Flex Conduit	Fluorescent	Rigid Conduit	Mercury	Armored Cable	Sodium Vapor	Non-Metallic	Transformer	Bus Duct	(40) Exterior Wall:	Thickness		Bsmnt Insul.	
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11/19/2024
10:13 AM

Valuation Report

DB: 2025 Study

41-15-17-100-003	2025 Est. T.C.V.	TUBERGEN PROPERTIES LLC
Property Class: 101		5900 2 MILE RD NE
Ap #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AC	DEV HIGH	27.31 Acres	20900	100				570,779
AC	DEV LOW	9.86 Acres	11800	100				116,348
AC	ROW	0.83 Acres	0	100				0
38.00 Total Acres Total Est. Land Value =								687,127

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	1800	94	13,841
D/W/P: 4in Concrete	6.97	700	94	4,586
Total Estimated Land Improvements True Cash Value =				18,427

Ag. Bld 1 2021, 4 Wall Barn, General Purpose Class:D,Pole Quality:Good
Height: 20 ft

Description	Rate	Size	Cost New
Base Cost	27.36	20000	547,200
Default Walls	10.42	20000	208,400
Phy./Ab.Phy./Func./Econ./Comb. % Good=94/100/100/100/94 Depr. Cost =			710,264
ECF (ADA AG) 1.109 => TCV of Bldg: 1 =			787,683

Total Estimated True Cash Value of Agricultural Buildings = 787,683

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2021

Costs are taken from the Office Buildings cost schedules.
 <<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 0
 Overall Building Height: 10

Base Rate for Upper Floors = 141.34
 Mezzanine 1 Storage Base Rate = 28.68

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.26 100%
 Adjusted Square Foot Cost for Upper Floors = 169.60

Total Floor Area: 1,260	Base Cost New of Upper Floors =	213,696
Mezzanine 1 Area: 4,952	Base Cost New of Mezzanine =	142,023
Reproduction/Replacement Cost =		355,719
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0	Total Depreciated Cost =	
		330,819

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New =				0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost =		0
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0	Total Depreciated Cost =	
		0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/BBUIIU/CAN/STE/BAVE	36.40	160	1.00	93	5,416

ECF (ADA AG) 1.038 => TCV of Bldg: 1 = 349,012

Parcel Number: 41-15-17-100-003

Page: 2

Replacement Cost/Floor Area= 286.94 Est. TCV/Floor Area= 276.99

Total Estimated True Cash Value of Commercial/Industrial Buildings = 349,012.

2025 Est. T.C.V. 41-15-17-100-003					=	1,842,249
Est. TCV/Total Floor Area = 1462.10,	Most recent sale 01/28/2000 for 383,000					
2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
929,300	929,300	929,300	756,786	0.00		
2025	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-8,200	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
921,100	921,100	921,100	756,786	756,786	756,786	

Grantor	ADA HOLDINGS LLC	Sale Price	0	Sale Date	01/01/2000	Inst. Type	WD	Terms of Sale	21-NOT USED/OTHER	Liber & Page	Verified By	Prcnt. Trans.
Property Address	6006 2 MILE RD NE											
Owner's Name/Address	ARENA LLC BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301											

Class:	AGRICULTURAL-IMPRO Zoning: AG	Building Permit(s)	04/05/2018	Number	B2018-060	Status
School:	FOREST HILLS PUBLIC SCHOOLS					
P.R.E.	100% 03/27/2018 Qual. Ag.					
MAP #:	STUDY 2013					
	2025 Est TCV 2,476,475 TCV/TFA: 206.37					
X Improved	Vacant					

Description	Frontage	Depth	Rate	Adj.	Reason	Value
Dirt Road	988.002989	24	1.0000	0.0000	0/100*	0
Gravel Road	AC	DEV MIDDLE	41.96	Acres	17600	738,496
Paved Road	AC	DEV LOW	25.84	Acres	11800	304,912
Storm Sewer	AC	ROW	0.75	Acres	0	0
Sidewalk	* denotes lines that do not contribute to the total acreage calculation.					
Water	988 Actual Front Feet, 68.55 Total Acres					
Sewer	Total Est. Land Value = 1,043,408					
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.92	2422	48	8,045
D/W/P: Asphalt Paving	3.08	6700	90	18,572
Total Estimated Land Improvements	True Cash Value =			26,617

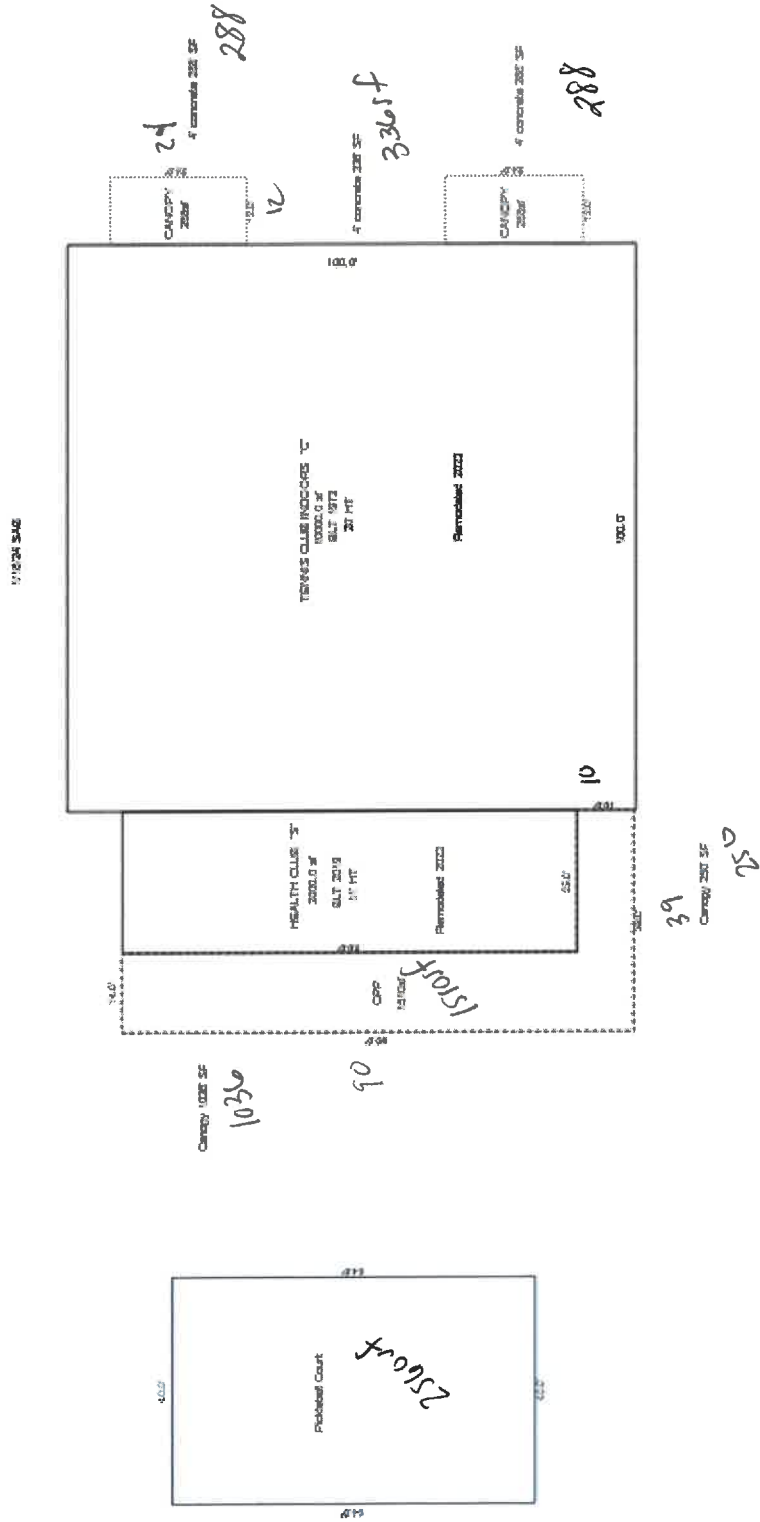
Topography of Site	<p>② updated LV, LI'S : COMM bldgs</p>							
X Level	When	What	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	04/25/2024	SENT BACK	521,700	716,500	1,238,200			1,238,200S
Low	PW	03/28/2024 DATA ENTER	695,000	787,400	1,482,400			1,250,409C
High	JB	12/14/2023 INSPECTED	402,000	0	402,000			353,533C
Landscaped			433,200	0	433,200			336,699C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Tennis Clubs - Indoor		Construction Cost High Above Ave. Ave. X Low		<<<<<< Calculator Cost Computations >>>>>>	
Class: C Floor Area: 10,000 Gross Bldg Area: 12,000 Stories Above Grd: 1 Average Story Hght: 20 Bsmnt Wall Hght		** ** Calculator Cost Data ** ** Quality: Average Heating & Cooling 100% Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 10000 Ave. Perimeter Has Elevators: *** Basement Info ***		Class: C Quality: Average Stories: 1 Story Height: 20 Perimeter: 0 Base Rate for Upper Floors = 85.94 (10) Heating system: Package Heating & Cooling Cost/SqFt: 29.72 100% Adjusted Square Foot Cost for Upper Floors = 115.66 Total Floor Area: 10,000 Base Cost New of Upper Floors = 1,156,600 Reproduction/Replacement Cost = 1,156,600 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Total Depreciated Cost = 925,280	
Depr. Table : 2.5% Effective Age : 9 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info *		<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial # or Height Storys Item Description Col. Rate SqFt Adj. Cost Architectural Multiplier: 0.00 Total Cost New = 0 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0	
Year Built Remodeled Overall Bldg Height		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info *		<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>> (11) Electric and Lighting: (39) Miscellaneous:	
Comments: (1) Excavation/Site Prep:		Area: Type: Average (7) Interior:		Outlets: Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer (13) Roof Structure: Slope=0 (14) Roof Cover:	
(2) Foundation: Footings X Poured Conc. Brick/Stone Block		(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		(9) Sprinklers:	
(3) Frame:		(10) Heating and Cooling: Gas Coal Oil Stoker Hand Fired Boiler		(4) Floor Structure:	
(5) Floor Cover:		(6) Ceiling:		(40) Exterior Wall: Thickness Bsmnt Insul.	

*** Information herein deemed reliable but not guaranteed***



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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Tennis Clubs - Indoor Calculator Occupancy:		Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average				Segregated Cost Computations Costs taken from Segregated Cost Section 3: Stores & Commercials # or Height SqFt Adj. Adj. Cost Total Cost New = 0 Reproduction/Replacement Cost = 0 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 0 Rate Quantity Arch %Good Depr. Cost 13.41 2560 1.00 93 31,927 1.038 => TCV of Bldg: 2 = 33,140 ECF (ADA COM)			
(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation: Footings X Poured Conc. Brick/Stone Block		(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners				Outlets: Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(3) Frame:		(9) Sprinklers:				(13) Roof Structure: Slope=0			
(4) Floor Structure:		(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler				(14) Roof Cover:			
(5) Floor Cover:									
(6) Ceiling:									

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Health Clubs		High X Above Ave. Ave. Low		Calculator Cost Computations Class: S Quality: Average Stories: 1 Story Height: 11 Perimeter: 150 Overall Building Height: 11	
Floor Area: 2,000 Gross Bldg Area: 12,000 Stories Above Grd: 1 Average Sty Hght: 11 Bsmnt Wall Hght		Construction Cost		Base Rate for Upper Floors = 130.54 (10) Heating system: Package Heating & Cooling Cost/SqFt: 20.28 100% Adjusted Square Foot Cost for Upper Floors = 150.82 Total Floor Area: 2,000 Base Cost New of Upper Floors = 301,640 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0 Total Depreciated Cost = 268,460	
Depr. Table : 3% Effective Age : 4 Physical %Good: 89 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info *		Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Motels # or Height Storys Col. Rate SqFt Adj. Cost (5) Floor Cover: Carpet and Pad 1 Up 2.70 1500 1.000 1.000 4,050 Hardwood 1 Up 10.56 500 1.000 1.000 5,280 (6) Ceiling: Wood, Boards or T & G, Softwood 1 Up 3.81 2000 1.000 1.000 7,620 <<<<<< Calculations too long. See valuation printout for complete pricing. >>>>>>	
2020 Year Built Remodeled		Area #1: Type #1: Area #2: Type #2:		(11) Electric and Lighting: (39) Miscellaneous: X Appliance Allowance, High Value	
11 Overall Bldg Height		Area: Type: Average		(13) Roof Structure: Slope=0 (14) Roof Cover:	
Comments:		(7) Interior: 2000 SqFt, Frame, Multiple Residences		Outlets: Few Average Few Many Unfinished Many Average Unfinished Typical Unfinished Average Typical Typical Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer	
(1) Excavation/Site Prep:		(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		(13) Roof Structure: Slope=0 (14) Roof Cover:	
(2) Foundation: X Poured Conc. Brick/Stone Block		(9) Sprinklers:		(13) Roof Structure: Slope=0 (14) Roof Cover:	
(3) Frame:		(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler		(13) Roof Structure: Slope=0 (14) Roof Cover:	
(4) Floor Structure:		(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler		(13) Roof Structure: Slope=0 (14) Roof Cover:	
(5) Floor Cover: 1500 SqFt, Carpet and Pad 500 SqFt, Hardwood		(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler		(13) Roof Structure: Slope=0 (14) Roof Cover:	
(6) Ceiling: 2000 SqFt, Wood, Boards or T & G, Sof		(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler		(13) Roof Structure: Slope=0 (14) Roof Cover:	

*** Information herein deemed reliable but not guaranteed***

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Valuation Report

DB: 2025 Study

41-15-17-200-004	2025 Est. T.C.V.	ARENA LLC
Property Class: 101		6006 2 MILE RD NE
p #: STUDY 2013	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	988.002989.24	1.0000	0.0000		0	100*		0
AC	DEV MIDDLE	41.96 Acres	17600	100				738,496
AC	DEV LOW	25.84 Acres	11800	100				304,912
AC	ROW	0.75 Acres	0	100				0

* denotes lines that do not contribute to the total acreage calculation.
988 Actual Front Feet, 68.55 Total Acres Total Est. Land Value = 1,043,408

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.92	2422	48	8,045
D/W/P: Asphalt Paving	3.08	6700	90	18,572
Total Estimated Land Improvements True Cash Value =				26,617

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Tennis Clubs - Indoor cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C / Quality: Average

Stories: 1 Story Height: 20 Perimeter: 0

Base Rate for Upper Floors = 85.94

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.72 100%

Adjusted Square Foot Cost for Upper Floors = 115.66

Total Floor Area: 10,000 Base Cost New of Upper Floors = 1,156,600

Reproduction/Replacement Cost = 1,156,600

Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0

Total Depreciated Cost = 925,280

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New =				0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/BBUIIU/CAN/STE/BAVE	36.67	1862	1.00	86	58,720

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 1,021,392

Replacement Cost/Floor Area= 122.49 Est. TCV/Floor Area= 102.14

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New =				0

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0

Parcel Number: 41-15-17-200-004

Page: 2

Eff. Age: 3 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
/CI17/SYNS/TENCA	13.41	2560	1.00	93	31,927

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 33,140

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2020

Costs are taken from the Health Clubs cost schedules.
<<<<<< Calculator Cost Computations >>>>>>

Class: S Quality: Average
Stories: 1 Story Height: 11 Perimeter: 150
Overall Building Height: 11

Base Rate for Upper Floors = 130.54

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.28 100%
Adjusted Square Foot Cost for Upper Floors = 150.82

Total Floor Area: 2,000 Base Cost New of Upper Floors = 301,640

Reproduction/Replacement Cost = 301,640

Eff. Age: 4 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 268,460

<<<<<< Segregated Cost Computations >>>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(5) Floor Cover:						
Carpet and Pad	1 Up	2.70	1500	1.000	1.000	4,050
Hardwood	1 Up	10.56	500	1.000	1.000	5,280

(6) Ceiling:
Wood, Boards or T & G, Softwood 1 Up 3.81 2000 1.000 1.000 7,620

(7) Interior:
Frame, Multiple Residences 1 Up 28.34 2000 1.100 1.000 62,348

Total Cost of Upper Stories = 79,298

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Cost New = 79,298

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 79,298

Eff. Age: 4 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 70,575

ECF (ADA COM) 1.038 => TCV of Bldg: 3 = 351,918
Replacement Cost/Floor Area = 190.47 Est. TCV/Floor Area = 175.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,406,450

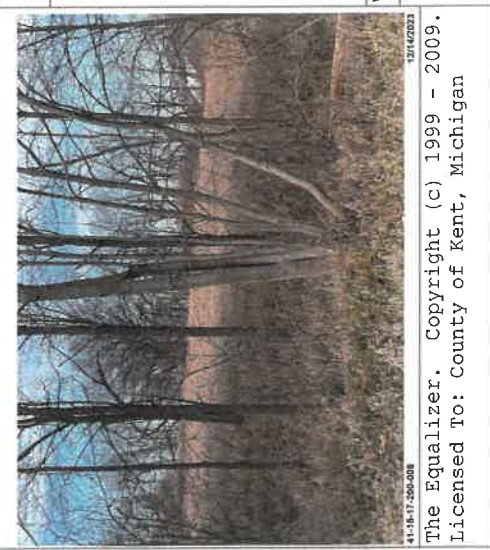
2025 Est. T.C.V. 41-15-17-200-004 = 2,476,475

Est. TCV/Total Floor Area = 206.37, Most recent sale 01/01/2000 for 0

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,482,400	1,482,400	1,482,400	1,250,409	0.00		
2025 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-244,200	0	0	-12,209	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,238,200	1,238,200	1,238,200	1,250,409	1,238,200	1,238,200	

Grantor		Grantee		Sale Price		Sale Date		Inst. Type		Terms of Sale		Liber & Page		Verified BY		Prcnt. Trans.	
Property Address		Class: AGRICULTURAL-IMPROV Zoning: AG		Building Permit(s)		Date		Number		Status							
1651 EGYPT VALLEY AVE NE		School: FOREST HILLS PUBLIC SCHOOLS															
Owner's Name/Address		P.R.E. 100% 01/07/2002 Qual. Ag.		MAP #:													
TUBERGEN PROPERTIES LLC		2025 Est TCV 383,317															
BUTTONWOOD CAPITAL MANAGEMENT		Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5															
7505 RIVER ST STE 200																	
ADA MI 49301																	
Tax Description		* Factors *		Description		Front Depth		Rate %Adj.		Reason		Value					
E 1/2 NE 1/4 EX N 60 A. * SEC 17 T7N R10W		Dirt Road		AC		0.50 Acres		100		0		20,286					
20.00 A.		Gravel Road		AC		4.14 Acres		100		4900		321,024					
Comments/Influences		Paved Road		AC		15.36 Acres		100		20900		341,310					
		Storm Sewer				20.00 Total Acres		Total Est. Land Value =									
		Sidewalk															
		Water															
		Sewer															
		Electric															
		Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Who		When		What											
		PW		04/25/2024		REVIEW COM											
		JB		12/14/2023		INSPECTED											
		JB		11/20/2023		DATA ENTER											
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		2025		170,700		21,000		191,700						126,000C			
		2024		167,000		200		167,200						126,000C			
		2023		146,900		18,200		165,100						120,000C			
		2022		146,700		12,500		159,200						114,286C			

LI's, AG bldgs
updated



*** Information herein deemed reliable but not guaranteed***

Building Type	Loafing Sheds ✓	Loafing Sheds ✓	Loafing Sheds ✓	Loafing Sheds ✓
Year Built	2019 ✓	2019 ✓	2019 ✓	2019 ✓
Class/Construction	D, Pole ✓	D, Pole ✓	D, Pole ✓	D, Pole ✓
Quality/Exterior	Low Cost ✓	Low Cost ✓	Low Cost ✓	Low Cost ✓
# of Walls, Perimeter	Lean-To, 28 ✓	Lean-To, 28 ✓	Lean-To, 28 ✓	Lean-To, 28 ✓
Height	8 ✓	8 ✓	8 ✓	8 ✓
Heating System	No Heating/Cooling ✓	No Heating/Cooling ✓	No Heating/Cooling ✓	No Heating/Cooling ✓
Length/Width/Area	12 x 8 = 96 ✓	12 x 8 = 96 ✓	12 x 8 = 96 ✓	12 x 8 = 96 ✓
Cost New	\$ 905	\$ 905	\$ 905	\$ 905
Phy./Func./Econ. %Good	92/100/100 92.0	92/100/100 92.0	92/100/100 92.0	92/100/100 92.0
Depreciated Cost	\$ 833	\$ 833	\$ 833	\$ 833
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.109	X 1.109	X 1.109	X 1.109
% Good	92 ✓	92 ✓	92 ✓	92 ✓
Est. True Cash Value	\$ 923	\$ 923	\$ 923	\$ 923
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4615 / All Cards: 5578				

*** Information herein deemed reliable but not guaranteed***

Building Type	Loafing Sheds			
Year Built	2022			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 28			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	12 x 8 = 96			
Cost New	\$ 905			
Phy./Func./Econ. %Good	96/100/100 96.0			
Depreciated Cost	\$ 869			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.109			
% Good	96			
Est. True Cash Value	\$ 963			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 963 / All Cards: 5578				

*** Information herein deemed reliable but not guaranteed***

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Valuation Report

DB: 2025 Study

41-15-17-200-008	2025 Est. T.C.V.	TUBERGEN PROPERTIES LLC
Property Class: 101		1651 EGYPT VALLEY AVE NE
p #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AC	ROW		0.50 Acres		0 100		0
AC	NON-TILLABLE		4.14 Acres		4900 100		20,286
AC	DEV HIGH		15.36 Acres		20900 100		321,024
			20.00 Total Acres	Total Est. Land Value =			341,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	18.28	2120	94	36,429
Total Estimated Land Improvements True Cash Value =				36,429

Ag. Bld 1 2019, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.31	96	414
Default Walls	6.82	72	491
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Depr. Cost =			833
ECF (ADA AG) 1.109 => TCV of Bldg: 1 =			923

Ag. Bld 2 2019, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.31	96	414
Default Walls	6.82	72	491
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Depr. Cost =			833
ECF (ADA AG) 1.109 => TCV of Bldg: 2 =			923

Ag. Bld 3 2019, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.31	96	414
Default Walls	6.82	72	491
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Depr. Cost =			833
ECF (ADA AG) 1.109 => TCV of Bldg: 3 =			923

Ag. Bld 4 2019, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.31	96	414
Default Walls	6.82	72	491
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Depr. Cost =			833
ECF (ADA AG) 1.109 => TCV of Bldg: 4 =			923

Ag. Bld 5 2019, Lean-To Loafing Shed Class:D,Pole Quality:Low Cost
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.31	96	414
Default Walls	6.82	72	491
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Depr. Cost =			833
ECF (ADA AG) 1.109 => TCV of Bldg: 5 =			923

Parcel Number: 41-15-17-200-008

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1. Bld 6 2022, Lean-To Loafing Shed
height: 8 ft

Class:D,Pole Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	4.31	96	414
Default Walls	6.82	72	491

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Depr. Cost = 869
ECF (ADA AG) 1.109 => TCV of Bldg: 6 = 963

Total Estimated True Cash Value of Agricultural Buildings = 5,578

2025 Est. T.C.V. 41-15-17-200-008 = 383,317

Est. TCV/Total Floor Area = 31.94

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
167,200	167,200	167,200	126,000	0.00		
2025 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,500	0	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,700	191,700	191,700	126,000	126,000	126,000	

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Valuation Report

DB: 2025 Study

41-15-19-400-019 2025 Est. T.C.V. GROCHOSKI GREGORY T & PAMELA A
 Property Class: 101 752 GRAND RIVER DR NE
 Map #: STUDY 2013 ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	315.00	1276.38	1.0000	0.0000	0	100*		0
AC	DEV MIDDLE		9.23 Acres		17600	100		162,448
AC	ROW		0.24 Acres		0	100		0

* denotes lines that do not contribute to the total acreage calculation.
 315 Actual Front Feet, 9.47 Total Acres Total Est. Land Value = 162,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	1896	65	8,590
Total Estimated Land Improvements True Cash Value =				8,590

Ag. Bld 1 2008, 4 Wall Utility Building Class:D,Pole Quality:Average
 Height: 16 ft

Description	Rate	Size	Cost New
Base Cost	8.64	4800	41,472
Default Walls	6.07	4800	29,136
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Depr. Cost =			48,013
ECF (ADA AG) 1.109 => TCV of Bldg: 1 =			53,247

Ag. Bld 2 2003, 4 Wall Utility Building Class:D,Pole Quality:Average
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	8.55	2496	21,341
Default Walls	6.00	2496	14,976
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Depr. Cost =			21,427
ECF (ADA AG) 1.109 => TCV of Bldg: 2 =			23,763

Ag. Bld 3 1972, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	4.01	2048	8,212
Default Walls	5.15	2048	10,547
Phy/Ab.Phy/Func/Econ/Comb. % Good=30/100/100/100/30 Depr. Cost =			5,628
ECF (ADA AG) 1.109 => TCV of Bldg: 3 =			6,241

Ag. Bld 4 2010, 4 Wall Utility Building Class:D,Pole Quality:Average
 Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	8.79	3600	31,644
Default Walls	6.17	3600	22,212
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Depr. Cost =			38,776
ECF (ADA AG) 1.109 => TCV of Bldg: 4 =			43,003

Total Estimated True Cash Value of Agricultural Buildings = 126,254

2025 Est. T.C.V. 41-15-19-400-019 = 297,292

2024 Assessed MBOR S.E.V. Base for Cap C.P.I.

136,800	136,800	136,800	93,295	0.00		
2025 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	11,800	0	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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Valuation Report

DB: 2025 Study

Parcel Number: 41-15-19-400-019

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148,600	148,600	148,600	93,295	93,295	93,295
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
 752 GRAND RIVER DR NE
 Owner's Name/Address
 GROCHOSKI GREGORY T & PAMELA A
 775 GRAND RIVER DR NE
 ADA MI 49301

Class: AGRICULTURAL-IMPRG Zoning: RR Building Permit(s) Date Number Status
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.E. 100% 02/11/2013 Qual. Ag.
 MAP #: STUDY 2013

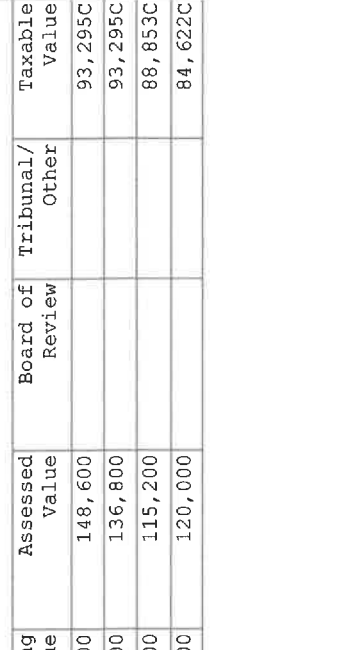
X Improved Vacant 2025 Est TCV 297,292
 Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

Public Improvements	Description	Frontage	Depth	Rate	Adj. Reason	Value
Dirt Road		315.00	1276.38	1.0000	0.0000	0
Gravel Road		9.23	ACRES	17600	100	162,448
Paved Road		0.24	ACRES	0	100	0
Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.				
Sidewalk		315 Actual Front Feet, 9.47 Total Acres				162,448
Water		Total Est. Land Value =				162,448
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
Topography of Site						
Level						
Rolling						
Low						
High						
Landscaped						
Swamp						
Wooded						
Pond						
Waterfront						
Ravine						
Wetland						
Flood Plain						

Land Improvement Cost Estimates
 Description
 D/W/P: 4in Concrete
 Total Estimated Land Improvements True Cash Value =

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	81,200	67,400	148,600			93,295C
2024	94,600	42,200	136,800			93,295C
2023	62,300	52,900	115,200			88,853C
2022	63,200	56,800	120,000			84,622C

Who When What
 PW 04/25/2024 REVIEW COM
 JB 12/14/2023 INSPECTED
 JB 12/05/2023 DATA ENTER



41-15-19-400-019 11/18/2023
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*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings
Year Built	2008 ✓	2003 ✓	1972 ✓	2010 ✓
Class/Construction	D,Pole ✓	D,Pole ✓	D,Pole ✓	D,Pole ✓
Quality/Exterior	Average ✓	Average ✓	Low Cost ✓	Average ✓
# of Walls, Perimeter	4 Wall, 280 ✓	4 Wall, 200 ✓	4 Wall, 192 ✓	4 Wall, 272 ✓
Height	16 ✓	12 ✓	14 ✓	14 ✓
Heating System	No Heating/Cooling ✓	No Heating/Cooling ✓	No Heating/Cooling ✓	No Heating/Cooling ✓
Length/Width/Area	80 x 60 = 4800 ✓	52 x 48 = 2496 ✓	64 x 32 = 2048 ✓	100 x 36 = 3600 ✓
Cost New	\$ 70,608	\$ 36,317	\$ 18,759	\$ 53,856
Phy./Func./Econ. %Good	68/100/100 68.0	59/100/100 59.0	30/100/100 30.0	72/100/100 72.0
Depreciated Cost	\$ 48,013	\$ 21,427	\$ 5,628	\$ 38,776
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.109 ✓	X 1.109 ✓	X 1.109 ✓	X 1.109 ✓
% Good	68 ✓	59	30	72 ✓
Est. True Cash Value	\$ 53,247	\$ 23,763	\$ 6,241	\$ 43,003
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 126254 / All Cards: 126254				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: AGRICULTURAL-VACAN Zoning: RR		Building Permit(s)		Date	Number	Status	
6520 GRAND RIVER DR NE	School: FOREST HILLS PUBLIC SCHOOLS							
Owner's Name/Address	P.R.E. 100% 03/14/1994		MAP #: STUDY 2013		2025 Est TCV 360,150		Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5	
PHYLLIS K GILMORE TRUST 6185 GRAND RIVER DR NE ADA MI 49301	Improved	X	Vacant	* Factors * NO FRNTG		Description Frontage Depth Front Rate %Adj. Reason Value AC NON-TILLABLE 147.00 Acres 4900 50 FLOOD PLAIN 360,150 147.00 Total Acres Total Est. Land Value = 360,150		
Tax Description	Public Improvements		Dirt Road		Gravel Road		Paved Road	
THAT PART OF SE 1/4 LYING S OF GRAND RIVER ALSO THAT PART OF E 565 FT OF SW 1/4 LYING S OF SD RIVER * SEC 20 T7N R10W 147.00 A.	Sewer		Storm Sewer		Sidewalk		Water	
Comments/Influences	X		Electric		Gas		Curb	
	Street Lights		Standard Utilities		Underground Utils.		Topography of Site	
	Level		Rolling		Low		High	
	Landscaped		Swamp		Wooded		Pond	
	X		Waterfront		Ravine		Wetland	
	X		Flood Plain		NO RD FRONTAGE		X	
	Who	When	What	Year		Land Value	Building Value	Assessed Value
	JB	08/27/2024	DATA ENTER	2025	180,100	0	180,100	180,100
	JB	12/14/2023	INSPECTED	2024	169,100	0	169,100	169,100
	SR	08/27/2024	REVIEW COM	2023	154,400	0	154,400	154,400
				2022	191,100	0	191,100	191,100
								Tribunal/Other
								75,027C
								75,027C
								71,455C
								68,053C

N.C.



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*** Information herein deemed reliable but not guaranteed***

11/19/2024
10:13 AM

Valuation Report

DB: 2025 Study

41-15-20-400-001	2025 Est. T.C.V.	PHYLLIS K GILMORE TRUST
Property Class: 102		6520 GRAND RIVER DR NE
Map #: STUDY 2013	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

		* Factors *		NO FRNTG		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AC	NON-TILLABLE	147.00 Acres	4900	50	FLOOD PLAIN	360,150
147.00 Total Acres Total Est. Land Value =						360,150

2025 Est. T.C.V. 41-15-20-400-001 = 360,150

Est. TCV/Total Floor Area = 30.01

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,100	169,100	169,100	75,027	0.00		
2025 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,000	0	0	0		
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,100	180,100	180,100	75,027	75,027	75,027	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAMTON SCOTT & SOLEM MELLER	FRADER ELLIOTT C & MEGAN	159,900	04/13/2023	WD	03-ARM'S LENGTH	20230420002117	DEED	0.0
LIU NING & WATSON GARY	CRAMTON SCOTT R & SOLEM MELLER	61,000	10/03/2016	WD	03-ARM'S LENGTH	20161006008802	NOT VERIFIED	0.0
SCHAAL TODD A	WATSON GARY & LIU NING	34,500	09/22/2009	WD	03-ARM'S LENGTH		DEED	0.0
ESTES REALTY SERVICES INC	BUNKI LLC	0	05/11/2009	QC	21-NOT USED/OTHER		DEED	0.0

Property Address: 7977 CONSERVATION ST NE
 Class: AGRICULTURAL-IMPRC Zoning: RR
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.E. 0%
 MAP #: 2025 Est TCV 231,905
 X Improved Vacant Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

Tax Description	Description	Front	Depth	Rate	%Adj.	Reason	Value	
411522276010 PART OF NE 1/4 AT E 1/4 COR TH N ALONG E SEC LINE 365.0 FT TH NWLY 510.84 FT TO A PT WHICH IS 476.17 FT W & 559.12 FT N FROM E 1/4 COR TH SWLY 60.71 FT TO A PT WHICH IS 490.0 FT W & 500.0 FT N FROM E 1/4 COR TH S PAR WITH E SEC LINE 500.0 FT TO A PT ON E&W 1/4 LINE WHICH IS 490.0 FT W FROM E 1/4 COR TH E ALONG E&W 1/4 LINE 490.0 FT TO BEG EX COM AT E 1/4 COR S 90D 00M 00S W ALONG E&W 1/4 LINE 365.0 FT TH N OD 59M 20S E 259.20 FT TH N 51D 09M 37S E 270.74 FT TH S 67D 40M 55S E 168.57 FT TO E SEC LINE TH S OD 59M 20S	FH SD SITE 1-10 AC AC ROW	125.00	712.64	1.0000	0	0*	0	
		2.045	Acres	111,237	100		227,479	
		0.10	Acres	0	100		0	
	* denotes lines that do not contribute to the total acreage calculation.							
	125 Actual Front Feet, 2.14 Total Acres Total Est. Land Value =							227,479

Public Improvements
 Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.
 Topography of Site
 Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	113,700	2,300	116,000			104,100C
2024	70,000	34,100	104,100			104,100S
2023	61,500	26,400	87,900			45,725C
2022	62,600	0	62,600			43,548C

Updated
 LV: AC bldg

Who When What
 MVH 10/14/2024 REVIEW COM
 JB 06/14/2024 DATA ENTER
 JB 06/14/2024 INSPECTED

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings		
Year Built			
Class/Construction	D, Pole ✓		
Quality/Exterior	Low Cost ✓		
# of Walls, Perimeter	4 Wall, 156 ✓		
Height	9 ✓		
Heating System	No Heating/Cooling ✓		
Length/Width/Area	48 x 30 = 1440 ✓		
Cost New	\$ 12,471		
Phy./Func./Econ. %Good	32/100/100 32.0		
Depreciated Cost	\$ 3,991		
+ Unit-In-Place Items	\$ 0		
Description, Size X Rate X %Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.109		
% Good	32 ✓		
Est. True Cash Value	\$ 4,426		
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4426 / All Cards: 4426			

*** Information herein deemed reliable but not guaranteed***

11/19/2024
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Valuation Report

DB: 2025 Study

41-15-22-276-010	2025 Est. T.C.V.	RADER ELLIOTT C & MEGAN
Property Class: 101		7977 CONSERVATION ST NE
Map #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	125.00	712.64	1.0000	0.0000	0	0*		0
FH SD SITE 1-10 AC			2.045 Acres		111,237	100		227,479
AC ROW			0.10 Acres		0	100		0

* denotes lines that do not contribute to the total acreage calculation.
125 Actual Front Feet, 2.14 Total Acres Total Est. Land Value = 227,479

Ag. Bld 1 0, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 9 ft

Description	Rate	Size	Cost New
Base Cost	3.79	1440	5,458
Default Walls	4.87	1440	7,013

Phy/Ab.Phy/Func/Econ/Comb. % Good=32/100/100/100/32 Depr. Cost = 3,991
ECF (ADA AG) 1.109 => TCV of Bldg: 1 = 4,426

Total Estimated True Cash Value of Agricultural Buildings = 4,426

2025 Est. T.C.V. 41-15-22-276-010 = 231,905

Est. TCV/Total Floor Area = 19.33, Most recent sale 04/13/2023 for 159,900

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,100	104,100	104,100	104,100	0.00		
2025 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,000	116,000	116,000	104,100	104,100	0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: AGRICULTURAL-IMPROVING: RR	Building Permit(s)	Date	Number	Status			
425 PINE LAND DR SE	SCHOOL: FOREST HILLS PUBLIC SCHOOLS							
Owner's Name/Address	P.R.E. 100% 02/14/1994							
JOYCE E. VAN ARTSEN TRUST	MAP #:							
CAROL VITUJ	2025 Est TCV 181,833							
8306 VERGENNES ST SE								
ADA MI 49301								
Tax Description	X Improved	Vacant						
LOT 1 * SOMERVILLE PLAT LOT DIMEN:277.08	Public							
x 205.86 x 293.93 x 146.42	Improvements							
Comments/Influences	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	PW	04/25/2024	REVIEW COM					
	JB	12/14/2023	INSPECTED					
	JB	12/05/2023	DATA ENTER					
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
2025	88,700	2,200	90,900				24,607C	
2024	63,000	14,300	77,300				24,607C	
2023	47,100	0	47,100				23,436C	
2022	46,700	0	46,700				22,320C	

* Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 277.08 179.22 1.0000 0.0000 0 0
 FH SD SITE 1-10 AC 1.147 Acres 154,733 100 177,479
 * denotes lines that do not contribute to the total acreage calculation.
 277 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 177,479

updated LV



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*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings		
Year Built			
Class/Construction	C /		
Quality/Exterior	Average /		
# of Walls, Perimeter	4 Wall, 80 /		
Height	8 /		
Heating System	No Heating/Cooling /		
Length/Width/Area	16 x 24 = 384 /		
Cost New	\$ 13,087		
Phy./Func./Econ. %Good	30/100/100 30.0		
Depreciated Cost	\$ 3,926		
+ Unit-In-Place Items	\$ 0		
Description, Size X Rate X %Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.109		
% Good	30		
Est. True Cash Value	\$ 4,354		
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4354 / All Cards: 4354			

*** Information herein deemed reliable but not guaranteed***

11/19/2024
10:13 AM

Valuation Report

DB: 2025 Study

41-15-35-100-004	2025 Est. T.C.V.	JOYCE E. VAN ARTSEN TRUST
Property Class: 101		425 PINE LAND DR SE
ap #:	ADA	ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

* Factors *							Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
	277.08	179.22	1.0000	0.0000	0	0*	
FH SD SITE 1-10 AC			1.147 Acres		154,733	100	
							177,479
* denotes lines that do not contribute to the total acreage calculation.							
277 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value = 177,479

Ag. Bld 1 0, 4 Wall Utility Building Class:C Quality:Average
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	9.55	384	3,667
Default Walls	24.53	384	9,420
Phy/Ab.Phy/Func/Econ/Comb. % Good=30/100/100/100/30			Depr. Cost = 3,926
ECF (ADA AG)			1.109 => TCV of Bldg: 1 = 4,354

Total Estimated True Cash Value of Agricultural Buildings = 4,354

2025 Est. T.C.V. 41-15-35-100-004 = 181,833

Est. TCV/Total Floor Area = 15.15

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,300	77,300	77,300	24,607	0.00		
2025 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,900	90,900	90,900	24,607	24,607	24,607	