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Outlying Platted Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
15 012 066 00	10939 MAPLE ST	01/19/24	\$120,000	WD	03-ARMS.LENGTH	\$120,000	\$41,100	34.25	\$107,266
15 012 068 00	10908 MAPLE ST	07/25/23	\$103,500	WD	03-ARMS.LENGTH	\$103,500	\$40,700	39.32	\$106,187
Totals:			\$223,500			\$223,500	\$81,800		\$213,453
							Sale. Ratio =>	36.60	
							Std. Dev. =>	3.59	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$23,800	\$96,200	\$76,504	1.257	975	\$98.67	PLAT	10.0792	1.25 STORY
\$22,750	\$80,750	\$76,478	1.056	975	\$82.82	PLAT	10.0792	1.25 STORY
	\$176,950	\$152,982			\$90.74			
	E.C.F. =>	1.157			Std. Deviation=>	0.14254076		
	Ave. E.C.F. =>	1.157			Ave. Variance=>	10.0792	Coefficient of Var=>	8.714038803

Land Value	Land Table	Property Class	Building Depr.
\$23,800	OUTLYING PLATTED RES	401	45
\$22,750	OUTLYING PLATTED RES	401	45

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 4:00 PM

Parcel: 15 012 066 00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: BAUMGARTNER BAILEY R	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 10939 MAPLE ST TEMPERANCE, MI 48182	Taxable Status: TAXABLE
Liber/Page: 2024R01135	Prev. Taxable Stat: TAXABLE
Split: / /	Gov. Unit: 15 WHITEFORD TOWNSHIP
Public Impr.: Paved Road, Electric, Gas	MAP #:
Topography: Level	School: 58030 BEDFORD PUBLIC SCHOOLS
	Neighborhood: PLAT OUTLYING PLATTED RESIDENTIAL

Mailing Address:

BAUMGARTNER BAILEY R
5041 SUMMERFIELD RD
PETERSBURG MI 49270

Description:

10939 MAPLE ST SEC 12 T8S R6E .15 AC COM 503.88 FT N 88 DEG 30' W & 276.50 FT S 1 DEG 30' W FR THE NE COR OF NW 1/4 OF SE 1/4 OF SEC 12 T8S R6E TH N 88 DEG 30' W 93.375 FT TH S 1 DEG 30' W 68.50 FT TH S 88 DEG 30' E 93.375 FT TH N 1 DEG 30' E 68.50 FT TO THE P O B.

Most Recent Sale Information

Sold on 01/19/2024 for 120,000 by FRESHOUR DONNA L LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R01135

Most Recent Permit Information

None Found

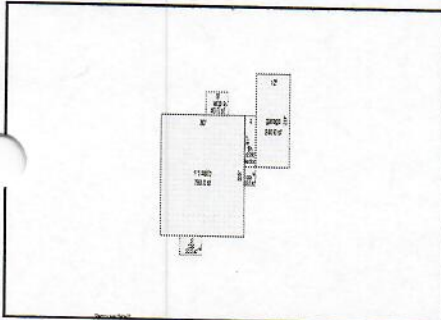
Physical Property Characteristics

2026 S.E.V.: Tentative	2026 Taxable: Tentative	Lot Dimensions:
2025 S.E.V.: 51,700	2025 Taxable: 51,700	Acreage: 0.15
Zoning: R-3	Land Value: Tentative	Frontage: 68.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 93.0

Improvement Data

of Residential Buildings: 1
Year Built: 1942
Occupancy: Single Family
Class: CD
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 975
Ground Area: 780
Garage Area: 240
Basement Area: 780
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 4:00 PM

Parcel:	15 012 068 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BES DEVELOPMENT LLC	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10908 MAPLE ST TEMPERANCE, MI 48182	Taxable Status	TAXABLE
Liber/Page:	2024R02245	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	15 WHITEFORD TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	
Topography:	Level	School:	58030 BEDFORD PUBLIC SCHOOLS
		Neighborhood:	PLAT OUTLYING PLATTED RESIDENTIAL

Mailing Address:

BES DEVELOPMENT LLC
7309 KRUSE RD
PETERSBURG MI 49270

Description:

860-382 10908 MAPLE SEC 12 T8S R6E .10 AC COM 412.50 FT N 88 DEG 30' W & 416.50 FT S 1 DEG 30' FR THE NE COR OF NW 1/4 OF SE 1/4 OF SEC 12 T8S R6E TH N 88 DEG 30' W 65.375 FT TH S 1 DEG 30' W 70 FT TH S 88 DEG 30' E 65.375 FT TH N 1 DEG 30' E 70 FT TO THE P O B.

Most Recent Sale Information

Sold on 02/16/2024 for 0 by SHAFFER BRYAN & TERA.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2024R02245

Most Recent Permit Information

None Found

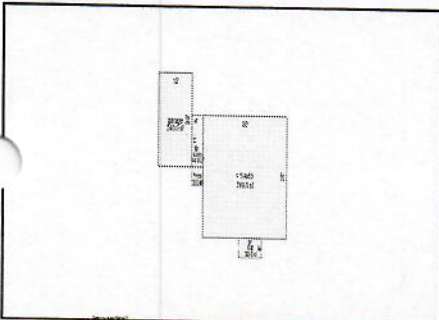
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	51,300	2025 Taxable:	45,570	Acreage:	0.10
Zoning:	R-3	Land Value:	Tentative	Frontage:	65.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 975
Ground Area: 780
Garage Area: 240
Basement Area: 780
Basement Walls:
Estimated TCV: Tentative

Sketch



Outlying Platted Residential Land Analysis

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15 012 068 00	10908 MAPLE ST	07/25/23	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$40,700	39.32	\$111,235
Totals:			\$223,500			\$223,500	\$81,800		\$223,550
Sale. Ratio => 36.60 Std. Dev. => 3.59									

Land Residual	Est. Land Value	Efrec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$31,485	\$23,800	68.0	93.0	0.15	0.15	\$463	\$217,138	\$4.98	68.00
\$15,015	\$22,750	65.0	70.0	0.10	0.10	\$231	\$144,375	\$3.31	65.00
\$46,500	\$46,550	133.0		0.25	0.25				
Average		Average		Average		Average		Average	
per FF=>		per Net Acre=>		per SqFt=>					
		\$350		186,746.99				\$4.29	

ECF Area	Liber/Page	Land Table	Class	Rate Group	1
PLAT 2024R01135	OUTLYING PLATTED RES	401	OUTLYING FF		
PLAT 2023R11120	OUTLYING PLATTED RES	401	OUTLYING FF		
